

O'Reilly AUTO PARTS

O'REILLY AUTO PARTS PARKER, CO (PK2)

LOT 1 OF PARKER POINTE SUBDIVISION FILING NO 1

LOCATED IN THE NORTHEAST 1/4 SECTION OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
TOWN OF PAKER, COUNTY OF DOUGLAS, STATE OF COLORADO

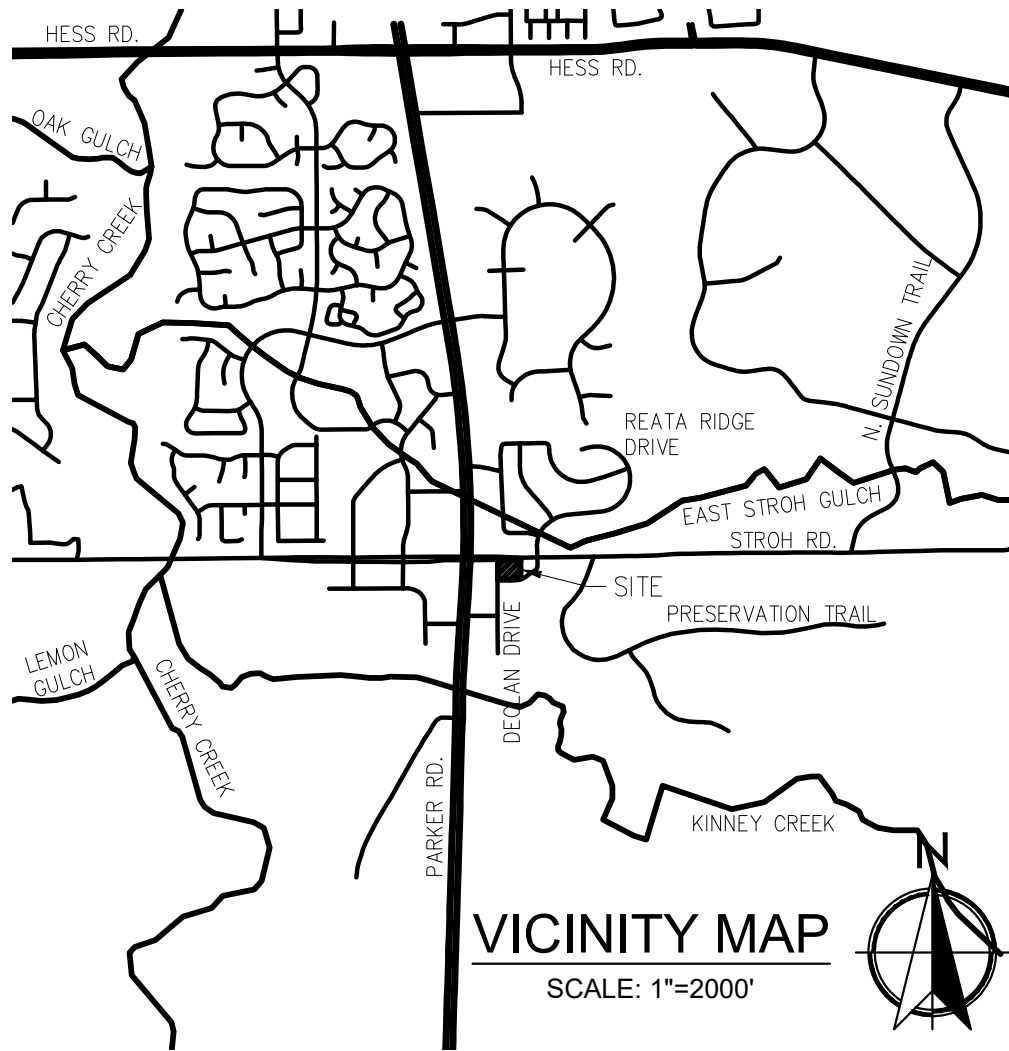
TOWN OF PARKER CONTACTS

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JON NELSON
JNELSON@PARKERCO.GOV
(303) 805-3194

SOUTH METRO FIRE RESCUE
SCOTT STENE
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ALEX MESTDAGH
AMESTDAGH@PARKERCO.GOV
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PLANNING
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AHICKEN@PARKERCO.GOV
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UTILITY PURVEYORS

WATER/SEWER
PARKER WATER AND SANITATION DISTRICT
LISA SINDALL
(303) 841-4627

NATURAL GAS
XCEL ENERGY
(800) 628-2121

ELECTRIC
CORE ELECTRIC COOPERATIVE
BROOKS KAUFMAN
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TELEPHONE
CENTURYLINK
(720) 578-5142

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LAND USE SUMMARY

LOT AREA	0.999 AC / 43,516 SF
ZONE	MIXED-USE COMMUNITY
PROPOSED USE	COMMERCIAL RETAIL
DWELLING UNITS	NONE
TOTAL BUILDINGS	1
BUILDING GFA	8,000 SF

SETBACKS:	
REQUIRED	25' BUILDING SETBACK
PROVIDED	
NORTH PROPERTY LINE	25.4' MIN
EAST PROPERTY LINE	58.8' MIN
SOUTH PROPERTY LINE	89.8' MIN
WEST PROPERTY LINE	51.4' MIN

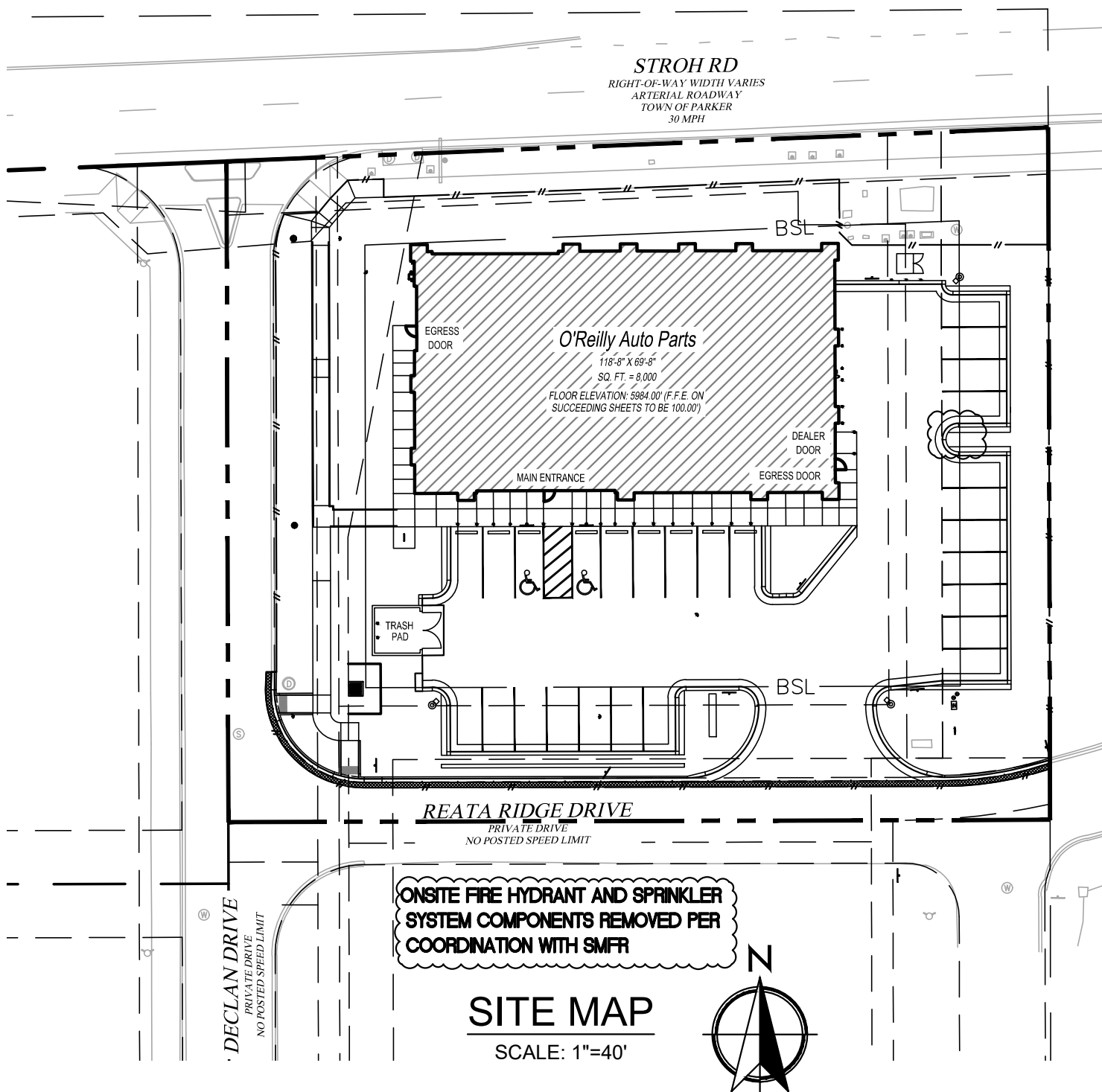
PARKING:	
CALCULATION	1 SPACE PER 300 SF GFA
TOTAL REQUIRED	27
TOTAL PROVIDED	27
ACCESSIBLE REQUIRED	2
ACCESSIBLE PROVIDED	2

BICYCLE PARKING:	
CALCULATION	2 PER 10,000 SF GFA
REQUIRED	2
PROVIDED	2

LANDSCAPE:	
REQUIRED	
PERCENTAGE	15%
AREA	6,527 SF
PROVIDED	
PERCENTAGE	26.8%
AREA	11,655 SF

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.



GENERAL NOTES

A. **CONTRACT ADMINISTRATION (LIMITED SERVICE):** THE ARCHITECT AND/OR ENGINEER OF RECORD INDICATED HEREIN ARE PROVIDING A LIMITED SERVICE AND NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT WHICH IS THE RESPONSIBILITY OF OTHERS. THE ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT INSPECTION OF THE WORK IN PROGRESS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT AND/OR ENGINEER DOES NOT DELEGATE AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF PLANS OR SPECIFICATIONS AS AUTHENTICATED HEREIN.

B. **QUALITY STANDARDS AND BUILDING CODES:** CONTRACTORS SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THE GOVERNING CODES AND OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION WHICH GOVERN EACH CONTRACTOR'S WORK.

C. **EXISTING CONDITIONS:** FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING WORK. NOTIFY THE ARCHITECT AND/OR ENGINEER OF RECORD IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

QUALITY CONTROL

- REFER TO PROJECT MANUAL, SECTION 01 45 16 - QUALITY CONTROL PROCEDURES, FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR SCHEDULE OF SPECIAL INSPECTIONS, IF INDICATED.
- WHERE REQUIRED, THE OWNER SHALL PROVIDE THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING AND SPECIAL INSPECTIONS INDICATED.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



**Know what's below
Call before you dig.**

BENCHMARK

DOUGLAS COUNTY BENCHMARK 1.060032, EL=5,903.17 FEET (NAVD88) - 3 1/4" INCH ALUMINUM CAP (DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 1.060032) AT THE SOUTHEAST CORNER OF THE PARKING LOT OF STROH RANCH SOCCER FIELDS, ON THE NORTH SIDE OF STROH RD, EAST OF THE INTERSECTION OF STORH ROAD AND N. MOTSENBOCKER ROAD, CITY OF PARKER, COLORADO.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN ON THIS SURVEY PLAT AS BEARING NORTH 89°33'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

OWNER AND DEVELOPER



O'REILLY AUTO ENTERPRISES, LLC
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

BIDDING INFORMATION:
REFER TO OWNER'S WEB SITE:
HTTP://WWW.O'REILLYPLANROOM.COM

NOTE: REFER TO CURRENT PROJECTS LIST,
LOCATED AT BOTTOM OF SIGN IN PAGE, FOR INVITED
GENERAL CONTRACTORS.

ALL SUB-CONTRACTOR BIDS TO BE SUBMITTED TO
INVITED GENERAL CONTRACTORS ONLY.

CONTACT OWNER'S DESIGNATED REPRESENTATIVE
FOR ADDITIONAL PROJECT INFORMATION.

CIVIL ENGINEER



ABBREVIATIONS

BACK OF CURB	BC	FLOW LINE	FL
BOTTOM OF PIPE	BOP	FINISHED SURFACE	FS
CURB FACE	CF	INVERT	INV
EXPOSED FOUNDATION	EF	SIDEWALK	SW
EXISTING GROUND	EG	TOP OF CURB	TC
EXISTING SURFACE	ES	TOP OF GRATE	TOG
EXISTING FLOOR	FF	TOP OF PIPE	TOP

LEGAL DESCRIPTION

LOT 1, PARKER POINTE SUBDIVISION, FILING NO.1 ACCORDING TO THE PLAT RECORDED JANUARY 7, 2022, AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED; AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION THREE (3), TOWNSHIP SEVEN (7) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3 AS AN ASSUMED BEARING OF NORTH 89°33'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 SOUTH 00°09'20" EAST 33.18 FEET TO THE NORTHEAST CORNER OF LOT 1 OF PARKER POINTE SUBDIVISION, FILING NO.1, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY, AND NORTHERLY LINES OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES:

- SOUTH 00°09'20" EAST 193.73 FEET;
- SOUTH 89°50'40" WEST 229.86 FEET;
- NORTH 00°09'20" WEST 184.90 FEET
- NORTH 87°38'41" EAST 230.03 FEET TO THE POINT OF BEGINNING

CONTAINING 43,516 SQUARE FEET OR 0.999 ACRES MORE OR LESS.

EARTHWORK SUMMARY

ESTIMATED CUT:	661 CUBIC YARDS
ESTIMATED FILL:	495 CUBIC YARDS
ESTIMATED NET:	166 CUBIC YARDS (EXPORT)
ESTIMATED OVER-EXCAVATION:	985 CUBIC YARDS
STEEPEST PROPOSED SLOPE:	3:1
TOTAL DISTURBANCE:	35,105 SF (0.81 AC)
EXISTING IMPERVIOUS AREA:	6,754 SF (0.16 AC)
PROPOSED IMPERVIOUS AREA:	30,270 SF (0.70 AC)
AREA OF LAND DISTURBANCE:	35,105 SF (0.81 AC)
TREATED BY WATER QUALITY CONTROL MEASURES	

NOTE:

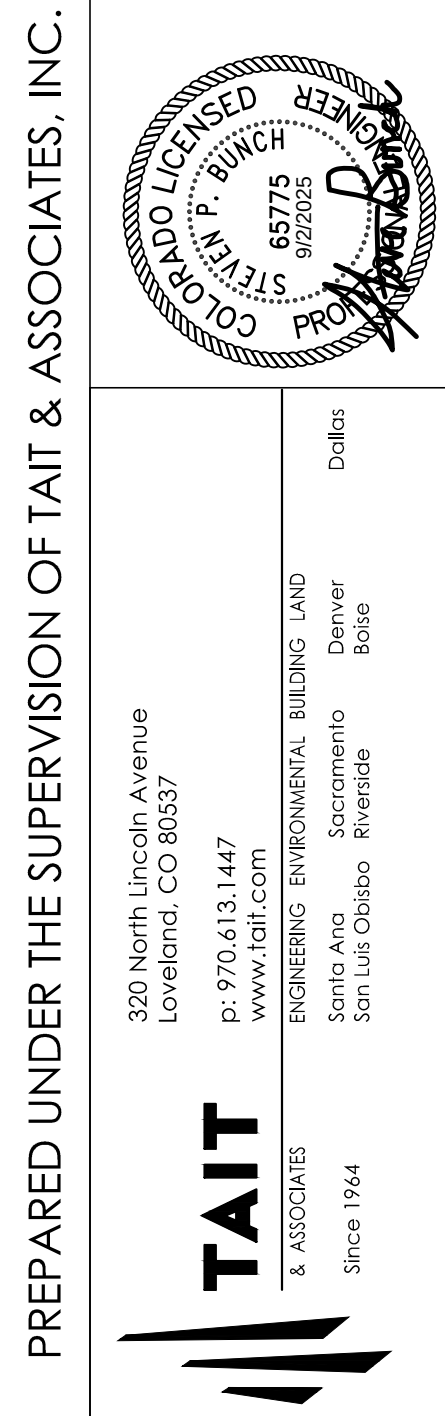
EARTHWORK QUANTITIES ARE CALCULATED USING AUTOCAD CIVIL 3D TO COMPARE THE DIFFERENCE BETWEEN THE EXISTING SURFACE (CREATED FROM THE SURVEY POINTS PROVIDED BY TAIT & ASSOCIATES) AND THE PROPOSED SURFACE. QUANTITIES ARE RAW NUMBERS TO BE USED FOR PERMIT PURPOSES ONLY. THESE FIGURES TO NOT INCLUDE REMEDIAL QUANTITIES, BULKING OR SHRINKAGE FACTORS. CONTRACTOR SHALL VERIFY QUANTITIES FOR CONSTRUCTION BID PURPOSES.

OVER-EXCAVATION QUANTITY ESTIMATED USING 2' OVER-EXCAVATION AT THE BUILDING FOUNDATION AND 8 INCH OVER-EXCAVATION FOR ALL OTHER PAVED SURFACES. SEE GEOTECHNICAL REPORT FOR DETAILS.

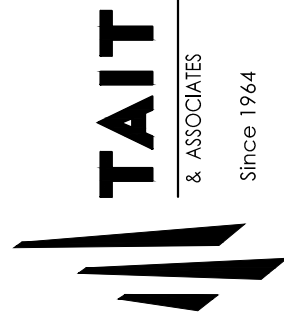
The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy or correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

04/30/2026
Date
Town of Parker, Director of Engineering



PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.



320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
Santa Ana Sacramento Denver
San Luis Obispo Riverside Boise

PROJECT: LOT 1 PARKER POINTE SUBDIVISION FILING 1

NEW O'REILLY AUTO PARTS STORE
13111 REATA RIDGE DRIVE
PARKER, CO #2

COVER SHEET

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4884

DATE: 02/14/2025

REVISION

DATE: 05/02/2025

07/01/2025

07/30/2025

08/22/2025

09/03/2025

CT1.1

TOWN GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE FOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

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STORM DRAINAGE INFRASTRUCTURE NOTES

- ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
- THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
- STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
- ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
- TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
 - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
 - 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
- ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
- ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
- JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
- EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
- TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
- ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
- PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.



BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN ON THIS SURVEY PLAT AS BEARING NORTH 89°33'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

NOTE TO CONTRACTOR

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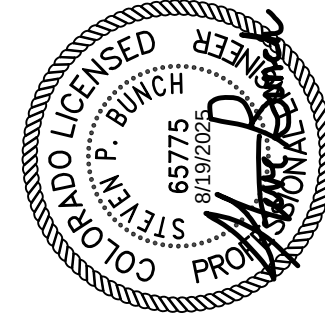
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Town of Parker, Director of Engineering

04/30/2026
Date

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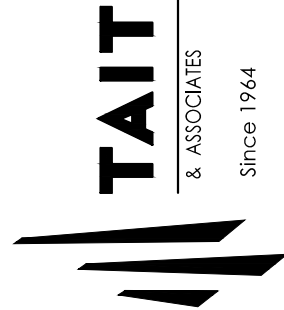


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Since 1944



LOT 1 PARKER POINTE SUBDIVISION FILING 1

PROJECT: NEW O'REILLY AUTO PARTS STORE

13111 REATA RIDGE DRIVE
PARKER, CO #2

TIMOTHY M. GUILLOT

ARCHITECT

1736 East Sunshine, Suite 417

Springfield, Missouri 65804

417.862.0558

Fax: 417.862.3265

e-mail: architect@eterfyschneider.com



CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4884

DATE: 02/14/2025

REVISION

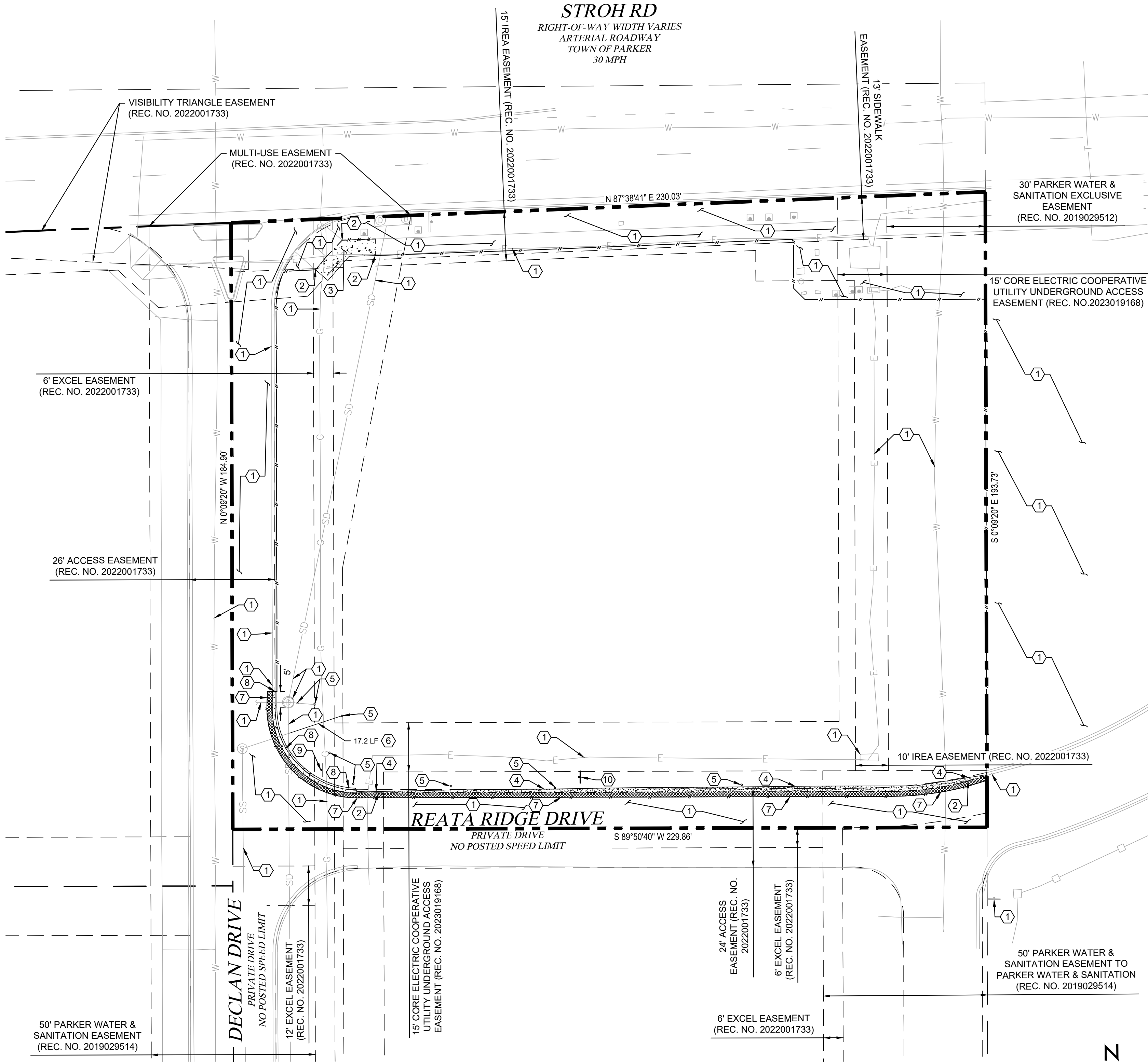
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08/22/2025

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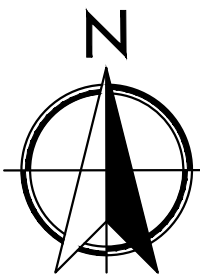
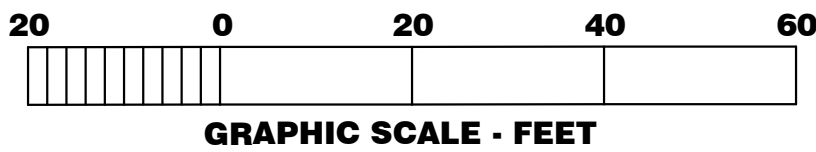
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VIEW(S), GRADING PERMIT, AND/OR

CT1.2



1 DEMOLITION PLAN

D1.1 SCALE: 1" = 20'-0"



CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



Know what's below
Call before you dig.

BENCHMARK

DOUGLAS COUNTY BENCHMARK 1.060032, EL=5,903.17 FEET (NAVD88) - 3 1/4" INCH ALUMINUM CAP (DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 1.060032) AT THE SOUTHEAST CORNER OF THE PARKING LOT OF STROH RANCH SOCCER FIELDS, ON THE NORTH SIDE OF STROH RD, EAST OF THE INTERSECTION OF STORH ROAD AND N. MOTSENBOCKER ROAD, CITY OF PARKER, COLORADO.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN ON THIS SURVEY PLAT AS BEARING NORTH 89°33'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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Town of Parker, Director of Engineering
04/30/2026
Date

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- (C) REMOVE ALL EXISTING SITE CONSTRUCTION AND DELETERIOUS MATERIALS UNLESS OTHERWISE NOTED.
- (D) EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED AS REQUIRED. REPLACE AND/OR REPAIR EXISTING CONSTRUCTION DAMAGED DUE TO CONTRACTOR ACTIVITIES.
- (E) ALL DEMOLITION MATERIALS SHALL BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED.
- (F) EXISTING UNDERGROUND INSTALLATION SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, POWER LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS IS EXPRESSLY DISCLAIMED. GENERALLY SERVICE CONNECTIONS ARE NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCOVERY OF EXISTING UNDERGROUND INSTALLATIONS IN ADVANCE OF EXCAVATING OR TRENCHING BY CONTRACTING LOCAL UTILITIES.

KEY NOTES

- (1) PROTECT EXISTING IMPROVEMENTS IN PLACE.
- (2) SAWCUT EXISTING PAVEMENT. SIDEWALK SAWCUT SHALL BE MADE AT THE NEAREST JOINT.
- (3) REMOVE EXISTING CONCRETE SIDEWALK.
- (4) REMOVE EXISTING ASPHALT PAVEMENT.
- (5) REMOVE EXISTING POST.
- (6) REMOVE EXISTING 6" PVC SANITARY SEWER SERVICE LINE AS SHOWN.
- (7) 1.5' WIDE, 2" DEEP MILL OF EXISTING ASPHALT PAVEMENT.
- (8) REMOVE EXISTING CURB AND GUTTER.
- (9) APPROXIMATE LOCATION OF EXISTING "STOP" SIGN. RELOCATE SIGN TO LOCATION AS SHOWN ON SHEET C2.1.
- (10) APPROXIMATE LOCATION OF EXISTING "NO PARKING FIRE LANE" SIGN. RELOCATE SIGN TO LOCATION AS SHOWN ON SHEET C2.1.

SYMBOLS LEGEND

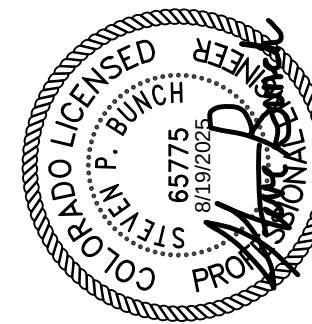
NOTE:REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

- RIGHT-OF-WAY
- O'REILLY PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROAD CENTERLINE
- LIMIT OF DISTURBANCE
- PROPOSED SAWCUT
- IMPROVEMENTS TO BE REMOVED
- IMPROVEMENTS TO REMAIN
- AREA OF ASPHALT REMOVAL
- AREA OF CONCRETE REMOVAL
- AREA OF MILL & OVERLAY

ENVIRONMENTAL GENERAL NOTES

- (A) AN ENVIRONMENTAL ANALYSIS HAS BEEN PERFORMED ON THE EXISTING SITE. REFER TO PROJECT MANUAL.
- (B) IF THIS PROJECT CONTAINS HAZARDOUS MATERIALS, CONTRACTOR TO PROVIDE WORK REQUIRED FOR PROPER REMOVAL, HANDLING, AND DISPOSAL PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.

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Santa Ana Sacramento Denver Boise
San Luis Obispo Riverside

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13111 REATA RIDGE DRIVE
PARKER, CO #2

O'Reilly AUTO PARTS
CORPORATE OFFICES
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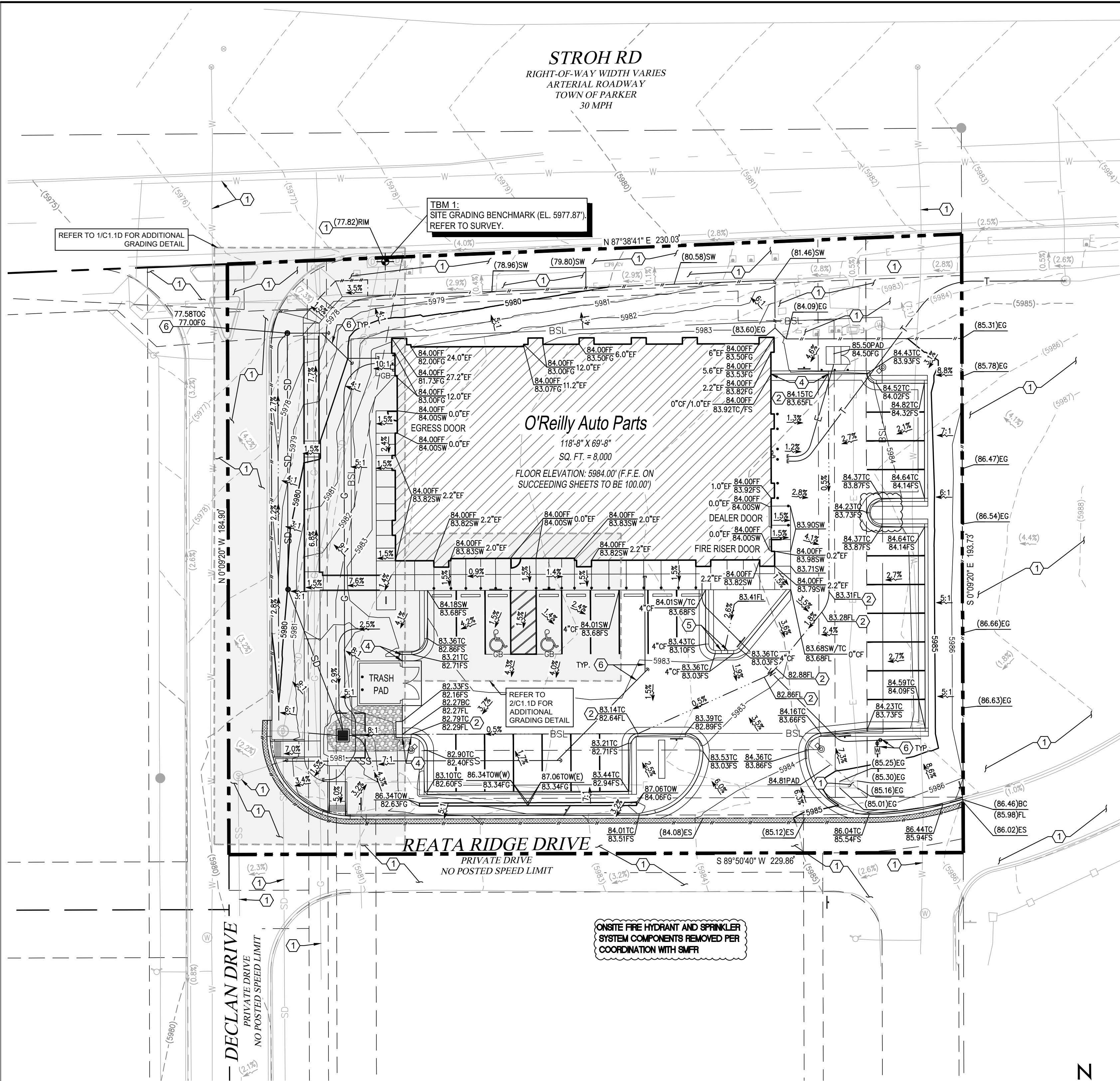
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IN. CONSTRUCTION CANNOT W(S). GRADING PERMIT, AND/OR

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Fax: 417.862.3265
e-mail: architect@eterlyschnelder.com

DEMOLITION PLAN

D1.1



1 SITE GRADING PLAN

C1.1 SCALE: 1" = 20'-0"

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[Signature]
Town of Parker, Director of Engineering
Date

04/30/2026

KEY NOTES

- 1 PROTECT IN PLACE.
- 2 SWALE IN PAVEMENT.
- 3 SWALE IN LANDSCAPING.
- 4 TRANSITION TO 0" CURB OVER DISTANCE AS SHOWN.
- 5 2" CURB CUT PER DETAIL 9/C2.2.
- 6 REFER TO SHEET C3.1 FOR STORM AND UTILITY
IMPROVEMENT DETAILS.
- 7 INSTALL 18" DEEP D50 = 6" RIPRAP PER DETAIL 10/2.2.

GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER.
FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION
PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
NOTIFY ENGINEER IF EXISTING CONDITIONS DEVIATE
SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- C FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT
PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. NOTIFY
ENGINEER IF EXISTING CONDITIONS REQUIRE REVISED FINISH
FLOOR ELEVATION TO PROVIDE PROPER DRAINAGE.
- D ACCESSIBLE PARKING AREAS TO SLOPE 2% MAXIMUM IN ALL
DIRECTIONS. DESIGNATED ACCESSIBLE ROUTE TO SLOPE 5%
MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS
SLOPE.

**SITE EXCAVATION
REQUIREMENTS**

- A A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS
SITE. REFER TO PROJECT MANUAL.
- B FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATIONS FOR
SITE EXCAVATION REQUIREMENTS.
- C REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION
REQUIREMENTS.

ADA NOTE

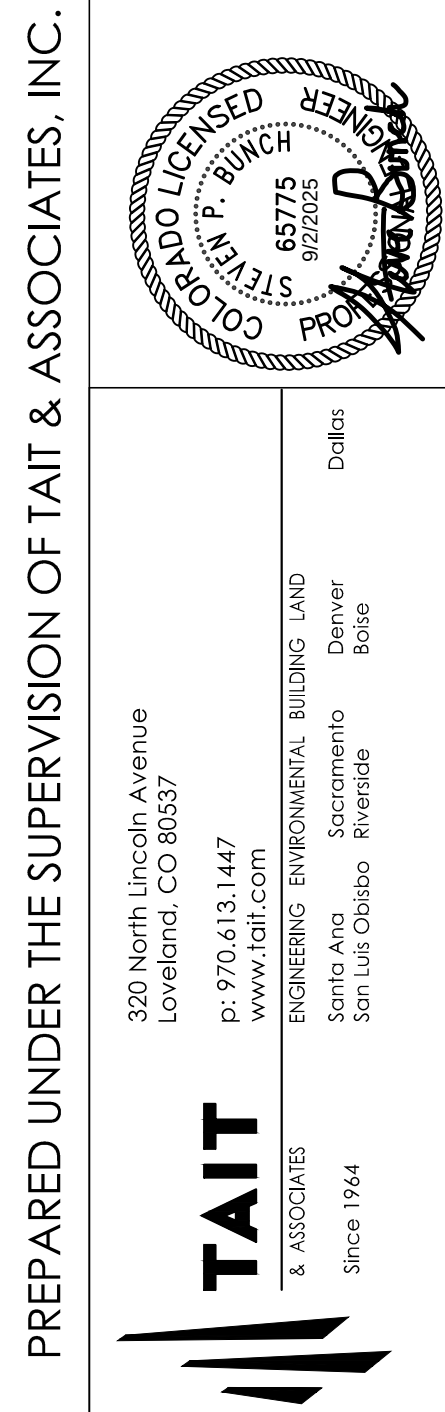
- ALL ACCESSIBLE PATHS OF TRAVEL ARE TO ABIDE BY THE
FOLLOWING PARAMETERS:
- CROSS-SLOPE NOT TO EXCEED 2%
 - LONGITUDINAL SLOPE NOT TO EXCEED 5%
 - LONGITUDINAL RAMP SLOPE NOT TO EXCEED 8.33%
 - RAMP LANDINGS NOT TO EXCEED 2% (LANDING PLACEMENT PER
RAMP DETAILS).
 - ELEVATION DIFFERENCE BETWEEN RAMP LANDINGS SHALL NOT
EXCEED 30 INCHES.
 - LOWER RAIL SHALL BE PROVIDED ON RAMP RAILING THAT WILL
PREVENT AN OBJECT 4 INCHES AND LARGER FROM PASSING
UNDER RAILING.
 - PATHWAYS EXCEEDING THESE STANDARDS WILL BE REPLACED
AT THE CONTRACTORS EXPENSE

SYMBOL LEGEND

- NOTE: REFER TO SURVEY FOR EXISTING
CONDITIONS SYMBOLS LEGEND.
- RIGHT-OF-WAY
- O'REILLY PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- BSL BUILDING SETBACK LINE
- ROAD CENTERLINE
- LIMIT OF DISTURBANCE
- PROPOSED SAWCUT
- W PROPOSED WATER LINE
- SS PROPOSED SEWER LINE
- E PROPOSED ELECTRIC LINE
- G PROPOSED GAS LINE
- T PROPOSED TELEPHONE LINE
- R PROPOSED RIDGE
- GB PROPOSED GRADE BREAK
- PROPOSED FLOWLINE
- PROPOSED SIGN
- PROPOSED WHEEL STOP
- PROPOSED BOLLARD
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED THRUST BLOCK
- PROPOSED CLEANOUT
- PROPOSED LIGHT POLE
- (40.00)XX EXISTING ELEVATION
- 40.00XX PROPOSED ELEVATION
- (XXXX) --- EXISTING CONTOURS
- (XXXX) --- PROPOSED CONTOURS
- (XXX) EXISTING SLOPE
- XXX PROPOSED SLOPE
- ***** PROPOSED RIPRAP

ABBREVIATIONS
BACK OF CURB
CURB FACE
EXPOSED FOUNDATION
EXISTING GROUND
EXISTING SURFACE
FINISHED FLOOR
FLOW LINE
FINISHED SURFACE
INVERT
SIDEWALK
TOP OF CURB
TOP OF GRATE
TOP OF WALL

BC
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PROJECT:
NEW O'REILLY AUTO PARTS STORE
13111 REATA RIDGE DRIVE
PARKER, CO #2
SITE GRADING PLAN



COMM # 4884
DATE: 02/14/2025
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09/03/2025

C1.1

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GENERAL PHASING NOTES

PHASE 1:(PRE-CONSTRUCTION)

1. INSTALLATION OF EROSION CONTROL SILT FENCE.
2. DEMOLITION OF EXISTING SITE IMPROVEMENTS.
3. REMOVAL OF EXISTING PAVEMENT ON THE SITE.
 - SILT FENCE
 - CONSTRUCTION VEHICLE TRACKING CONTROL
 - STABILIZED STAGING AREA
 - SANITARY FACILITIES
 - ROCK SOCKS

PHASE 2:(DURING GRADING, AND PAVING)

4. INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS.
5. ROUGH GRADING.
6. CONSTRUCTION OF NEW SITE IMPROVEMENTS.
7. FINAL GRADING.
 - CONCRETE WASHOUT AREA
 - PRIORITY TO ANY CONCRETE WORK
- SEEDING AND MULCHING
 - STOCKPILES OVER 7-DAYS IDE
 - INLET PROTECTION FOR PROPOSED ONCE INSTALLED

PHASE 3:(POST PAVING)

8. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD.
9. REMOVAL OF EROSION CONTROL FENCE.
 - FINAL LANDSCAPE INSTALLATION PER LANDSCAPE PLANS
 - REMOVE REMAINING EROSION CONTROL BMP'S ONCE STABILIZED

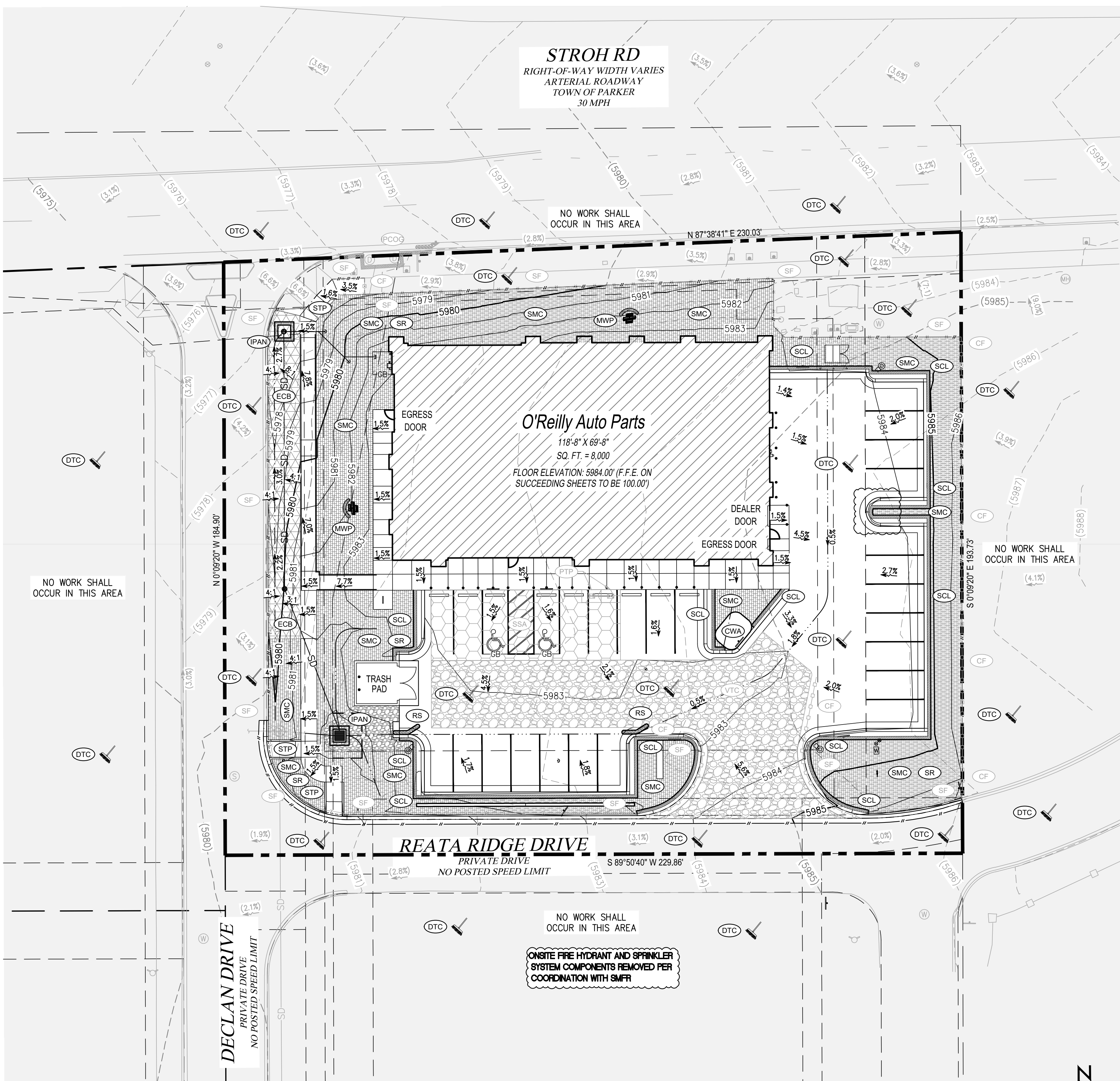
EROSION GENERAL NOTES

- THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
- THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
- LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
- THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
- MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
- ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.
- REFER TO SHEET C14 FOR COMPLETE LIST OF EROSION CONTROL GENERAL NOTES.

	Dallas
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e-mail: architect@esterlyschneider.com
fax: 411.502.3203

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V(S), GRADING PERMIT, AND/OR



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INTERIM-FINAL SITE EROSION CONTROL PLAN

C1.3

SCALE: 1" = 20'-0"

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0204060

GRAPHIC SCALE - FEET

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North Arrow

EROSION CONTROL LEGEND		
TITLE	KEY	SYMBOL
AREA OF NO WORK		
CONCRETE WASHOUT AREA	CWA	CWA
CONSTRUCTION FENCE	CF	CF
DEBRIS TRASH CONTROL	DTC	DTC
EROSION CONTROL BLANKET ON SLOPES GREATER THAN 3:1 OR WHERE SPECIFIED ON PLAN	ECB	ECB
INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	IPAN	IPAN
INLET PROTECTION, CURB ON-GRADE, TYPE R INLET	PCOG	PCOG
MASONRY WORK PROTECTION	MWP	MWP
PORTABLE TOILET PROTECTION	PTP	PTP
ROCK SOCK	RS	RS
SEDIMENT CONTROL LOG	SCL	SCL
SEEDING, MULCHING AND CRIMPING	SMC	SMC
SIDEWALK TRANSITION PROTECTION	STP	STP
SILT FENCE	SF	SF
STABILIZED STAGING AREA	SSA	SSA
SURFACE ROUGHENING	SR	SR
VEHICLE TRACKING CONTROL	VTC	VTC

- GENERAL PHASING NOTES
- PHASE 1:(PRE-CONSTRUCTION)

1. INSTALLATION OF EROSION CONTROL SILT FENCE.

2. DEMOLITION OF EXISTING SITE IMPROVEMENTS.

3. REMOVAL OF EXISTING PAVEMENT ON THE SITE.

-SILT FENCE

-CONSTRUCTION VEHICLE TRACKING CONTROL

-STABILIZED STAGING AREA

-SANITARY FACILITIES

-ROCK SOCKS

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7. FINAL GRADING.

-CONCRETE WASHOUT AREA

PRIOR TO ANY CONCRETE WORK

-SEEDING AND MULCHING

STOCKPILES OVER 7-DAYS IDLE

-INLET PROTECTION FOR PROPOSED ONCE INSTALLED

PHASE 3:(POST PAVING)

8. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD.

9. REMOVAL OF EROSION CONTROL FENCE.

-FINAL LANDSCAPE INSTALLATION PER LANDSCAPE PLANS

-REMOVE REMAINING EROSION CONTROL BMP'S ONCE STABILIZED

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- THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.

- LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

- THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.

- MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.

- ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.

- REFER TO SHEET C1.4 FOR COMPLETE LIST OF EROSION CONTROL GENERAL NOTES.

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE OBTAINED AND AFFIXED TO THIS DOCUMENT.

TOWN OF PARKER

DATE

04/30/2026

DIVIDED VARIANCES, SUBJECT TO THE TOWN DOES NOT CONSTITUTE IN THE DESIGN OR CALCULATIONS RE AFFIXED TO THIS DOCUMENT.

CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE OBTAINED AND AFFIXED TO THIS DOCUMENT.

COMM #

4884

DATE:

05/02/2025

REVISION

DATE:

07/01/2025

07/30/2025

08/22/2025

09/03/2025

TAIT & ASSOCIATES

320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com

ENGINEERING ENVIRONMENTAL BUILDING LAND
9/2/2025
Santa Ana Sacramento
San Luis Obispo Riverside
Since 1944

DAVID P. BUNCH
PE 65775
SINCE 1975
PROFESSIONAL ENGINEER

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

LOT 1 PARKER POINTE SUBDIVISION FILING 1

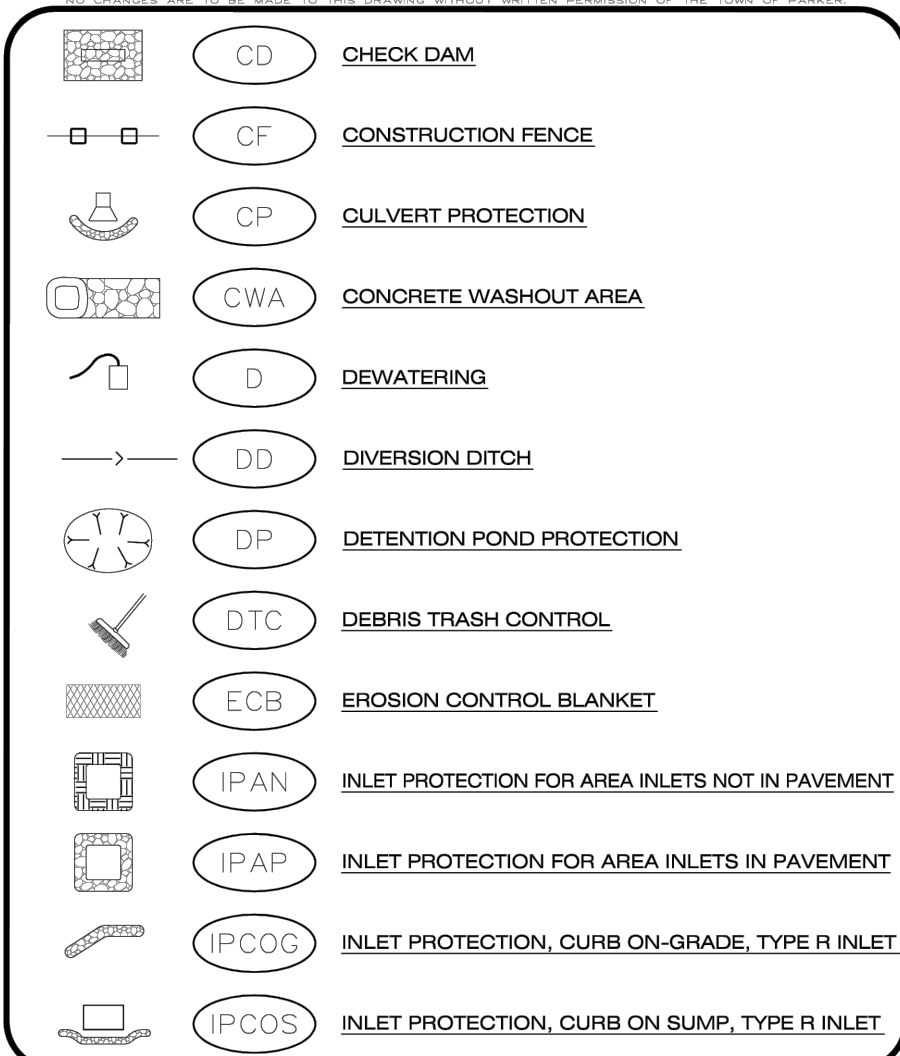
PROJECT:
NEW O'REILLY AUTO PARTS STORE
13111 REATA RIDGE DRIVE
PARKER, CO #2
INTERIM-FINAL SITE EROSION CONTROL PLAN

O'Reilly AUTO PARTS

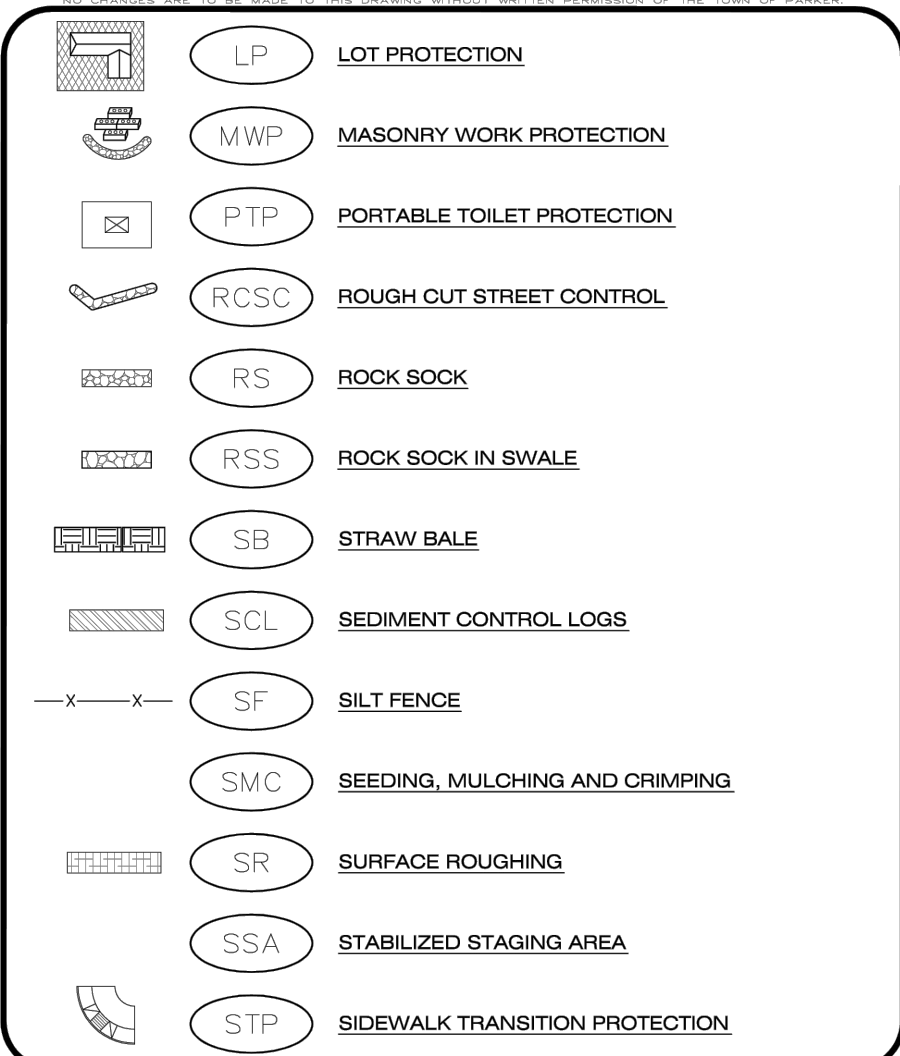
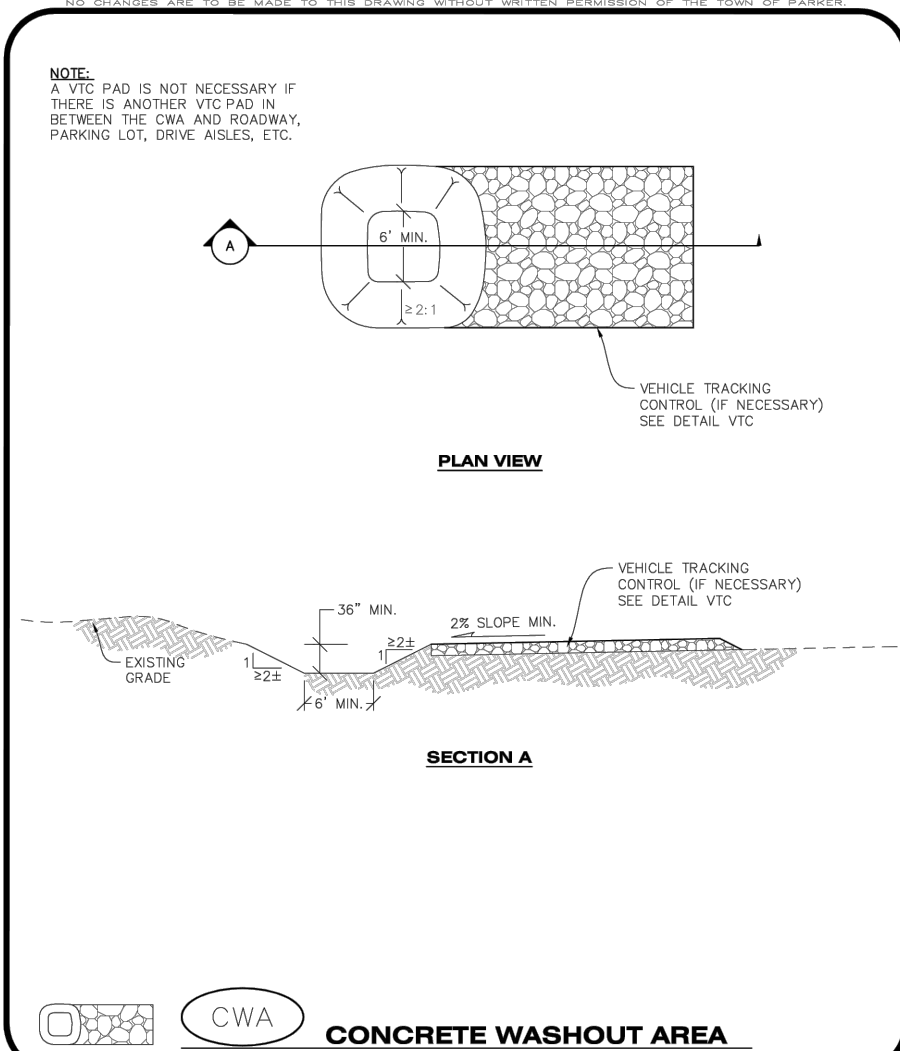
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4884
DATE: 05/02/2025
REVISION
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08/22/2025
09/03/2025

C1.3



25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO SURFACE WATER, GROUND WATER, DRY GULCHES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-6-401, AND THE TOWN OF PARKER, RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR TOWN SEWER SYSTEMS.
27. VEHICLE AND EQUIPMENT DEGRASSING IS PROHIBITED ON THE JOB SITE.
28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
31. GRADING SECURITY RELEASE REQUIREMENTS:
 - 1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
 - A. ALL SOIL-DESTRUCTING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - B. UNIFORM PERMANENT VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-EXISTENCE LEVELS.
 - C. ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVERT SURFACE WATER OFF SITE.
 - E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
 - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED BY SECTION 11.01.02 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SOIL ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.



- 2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
- A. ALL SOIL-DESTRUCTING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
- B. ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
- C. IMPROVEMENTS ARE PRESENT AT THE PROPERTY.
- D. IMPROVEMENTS ARE PRESENT AT THE PROPERTY.
- E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON THE SITE.
- F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
- G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
- H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
- I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED BY SECTION 11.01.02 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
- J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SOIL ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.



32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER, AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.01 OF THE TOWN OF PARKER MUNICIPAL CODE.
33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$100.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$3,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$6,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$12,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$25,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$51,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$102,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$204,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$409,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$819,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,638,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$3,276,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$6,553,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$13,107,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$26,214,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$52,428,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$104,857,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$209,715,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$419,430,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$838,860,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,677,721,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$3,355,443,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$6,710,886,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$13,421,772,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$26,843,545,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$53,687,091,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$107,374,182,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$214,748,364,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$429,496,729,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$858,993,459,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,717,986,918,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$3,435,973,836,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$6,871,947,673,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$13,743,895,347,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$27,487,790,694,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$54,975,581,388,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$109,951,162,777,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$219,902,325,555,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$439,804,651,110,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$879,609,302,220,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,759,218,604,441,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$3,518,437,208,883,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$7,036,874,417,766,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$14,073,748,835,532,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$28,147,497,671,065,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$56,294,995,342,131,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$112,589,990,684,262,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$225,179,981,368,524,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$450,359,962,737,049,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$900,719,925,474,099,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,801,439,850,948,198,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$3,602,879,701,896,396,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$7,205,759,403,792,793,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$14,411,518,807,585,587,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$28,823,037,615,171,174,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$57,646,075,230,342,348,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$115,292,150,460,684,697,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$230,584,300,921,369,395,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$461,168,601,842,738,790,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$922,337,203,685,477,580,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,844,674,407,370,955,161,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$3,689,348,814,741,910,323,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$7,378,697,629,483,820,646,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$14,757,395,258,967,641,292,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$29,514,790,517,935,282,585,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$59,029,581,035,870,565,171,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$118,059,162,071,741,130,342,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$236,118,324,143,482,260,684,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$472,236,648,286,964,521,369,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$944,473,296,573,929,042,739,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,888,946,593,147,858,085,478,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$3,777,893,186,295,716,170,956,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$7,555,786,372,591,432,341,913,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$15,111,572,745,182,864,683,827,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$30,223,145,490,365,729,367,654,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$60,446,290,980,731,458,735,308,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$120,892,581,961,462,917,470,617,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$241,785,163,922,925,834,941,235,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$483,570,327,845,851,669,882,470,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$967,140,655,691,703,339,764,940,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,934,281,311,383,406,679,529,881,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$3,868,562,622,766,813,359,059,763,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$7,737,125,245,533,626,718,119,526,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$15,474,250,491,067,253,436,239,052,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$30,948,500,982,134,506,872,478,105,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$61,897,001,964,269,013,744,956,211,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$123,794,003,928,538,027,489,912,422,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$247,588,007,857,076,054,979,824,844,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$495,176,015,714,152,109,959,649,689,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$990,352,031,428,304,219,919,299,379,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,980,704,062,856,608,439,838,598,758,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$3,961,408,125,713,216,879,677,197,516,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$7,922,816,251,426,433,759,354,395,033,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$15,845,632,502,852,867,518,708,790,067,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$31,691,265,005,705,735,037,417,580,134,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$63,382,530,011,411,470,074,835,160,268,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$126,765,060,022,822,940,149,670,320,537,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$253,530,120,045,645,880,299,340,640,107,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$507,060,240,091,291,760,598,681,280,214,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,014,120,480,182,583,521,197,362,560,428,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$2,028,240,960,365,167,042,394,725,120,857,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$4,056,481,920,730,334,084,789,450,241,715,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$8,112,963,841,460,668,169,578,900,483,430,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$16,225,927,682,921,336,339,157,800,966,860,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$32,451,855,365,842,672,678,315,601,933,721,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$64,903,710,731,685,345,356,631,203,867,443,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$129,807,421,463,370,690,713,262,406,734,886,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$259,614,842,926,741,381,426,524,513,469,772,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$519,229,685,853,482,762,853,049,026,939,545,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,038,459,371,706,965,525,707,108,053,879,091,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$2,076,918,743,413,931,051,414,216,107,738,182,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$4,153,837,486,827,862,102,828,224,215,464,364,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$8,307,674,973,655,724,205,656,448,430,928,729,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$16,615,349,947,311,448,411,312,896,861,857,459,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$33,230,699,894,622,896,822,625,793,733,718,918,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$66,461,399,789,245,793,645,547,587,467,437,836,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$132,922,799,578,491,587,291,095,175,935,275,673,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$265,845,599,156,983,174,582,190,351,871,551,347,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$531,691,198,313,966,349,165,380,703,743,102,694,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,063,382,396,627,932,698,330,761,407,486,205,388,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$2,126,764,793,255,865,396,661,522,814,972,416,777,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$4,253,529,586,511,730,793,323,045,629,944,833,555,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$8,507,059,173,023,461,586,646,091,259,889,667,110,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$17,014,118,346,046,923,173,292,182,519,779,321,220,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$34,028,236,692,093,846,346,584,365,039,558,642,441,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$68,056,473,384,187,692,693,170,720,119,117,284,883,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$136,112,946,768,375,385,387,341,440,238,236,569,766,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$272,225,893,536,750,770,774,682,880,476,473,139,532,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$544,451,787,073,501,541,549,365,760,952,946,278,065,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,088,903,574,147,003,083,098,731,521,905,892,556,131,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$2,177,807,148,294,006,166,197,463,043,811,785,112,242,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$4,355,614,296,588,012,332,394,926,087,623,570,224,484,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$8,711,228,593,176,024,664,789,852,175,247,140,448,969,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$17,422,457,186,352,049,329,579,704,350,494,280,897,939,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$34,844,914,372,704,098,659,159,408,700,988,561,795,878,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$69,689,828,745,408,197,318,318,817,401,977,123,591,756,756,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$139,379,657,490,816,394,636,637,634,944,247,187,183,513,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$278,759,314,981,632,789,273,275,269,888,494,374,367,027,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$557,518,629,963,265,578,546,550,539,776,988,748,734,054,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$1,115,037,259,926,531,157,093,101,079,553,977,497,468,908,800.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$2,230,074,519,853,062,314,186,202,158,107,947,994,937,817,617,600.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$4,460,149,039,706,124,628,372,404,316,215,895,989,975,635,235,200.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARKER, GRADING & EARTH MOVEMENT CODE SHALL BE FINED \$8,920,298,079,412,249,256,744,808,632,431,791,979,951,270,470,400.00. IF THE VIOLATION IS REPEATED, THE TOWN OF PARK

CULVERT PROTECTION (INLET) INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).

2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).

3. ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.

4. ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).

2. AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.

3. CULVERT PROTECTION (INLET) IS TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

4. WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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04/30/2026

CP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

DEBRIS AND TRASH CONTROL

THOROUGHLY REMOVE ALL DIRT & DEBRIS FROM CURB & GUTTER, DRIVEWAYS, AND SIDEWALKS, ETC. ALSO REMOVE ALL LOOSE TRASH AND LITTER FROM THE CONSTRUCTION SITE, AS DESCRIBED BELOW.

THOROUGHLY CLEAN

THOROUGHLY REMOVE ALL DIRT & DEBRIS FROM CURB & GUTTER, DRIVEWAYS, AND SIDEWALKS, ETC. ALSO REMOVE ALL LOOSE TRASH AND LITTER FROM THE CONSTRUCTION SITE, AS DESCRIBED BELOW.

NOTE:

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY. FURTHERMORE, ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

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04/30/2026

DTC

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

DEBRIS CONTROL NOTES:

1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.

2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.

3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

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04/30/2026

DTC

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

FOREBAY

ROCK SOCK UPSTREAM OF FOREBAY NOTCH (SEE DETAIL RS)

FOREBAY NOTCH

CONCRETE TRICKLE CHANNEL

SEDIMENT FOREBAY

OUTLET / MICROPOOL

ROCK SOCK IN TRICKLE CHANNEL (SEE DETAIL RS)

OUTLET STRUCTURE

MICROPOOL

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04/30/2026

DP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

DETENTION POND PROTECTION INSTALLATION NOTES

1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.

2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).

3. ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.

2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.

3. OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

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04/30/2026

DP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

TYPICAL DEWATERING SUMP

CORROSION WITH TOWN INSPECTOR IS REQUIRED TO DETERMINE APPROPRIATE OUTLET LOCATION AND END TREATMENT.

PUMP SUCTION LINE OR SUBMERSIBLE PUMP CENTERED AND LOCATED AT BOTTOM OF SUMP.

1-5" CRUSHED ROCK PLACED A MINIMUM OF 1.0' AROUND AND UNDER THE 5 GALLON BUCKET.

A PLASTIC 5 GALLON BUCKET WITH 3/8" DIAMETER HOLES DRILLED AT 2" MAXIMUM SPACING AROUND AND ON THE BOTTOM OF THE BUCKET.

NOTE:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED.

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D

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

DEWATERING INSTALLATION NOTES

1. IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

DEWATERING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

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D

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

DIVERSION DITCH SECTION LINED CHANNEL

COMPACTED EMBANKMENT USING EXCAVATED MATERIAL

20" MIN

20" MIN

PROPOSED GRADE

EXISTING GRADE

DIVERSION DITCH LINING (SEE DETAIL ECB)

MATERIAL TO BE EXCAVATED

NEED DITCH LINING THICKNESS HAS BEEN EXAGGERATED FOR CLARITY.

DIVERSION DITCH SECTION UNLINED CHANNEL

COMPACTED EMBANKMENT USING EXCAVATED MATERIAL

20" MIN

20" MIN

PROPOSED GRADE

EXISTING GRADE

MATERIAL TO BE EXCAVATED

1 OF 2

04/30/2026

DD

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH.

2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.

3. DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.

4. DIVERSION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY.

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DD

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

EROSION CONTROL BLANKET (SLOPE)

START EROSION BLANKET AT THE TOP OF SLOPE AND EXTEND PAST THE TOE OF SLOPE. BLANKET SHALL BE PLACED PERPENDICULAR TO THE TOP AND BOTTOM OF THE SLOPE COMPLETELY SURROUNDING ROWS IN THE SAME MANNER, OVERLAPPING THE BLANKETS A MINIMUM OF 1.0'.

1. TOP SLOPE ANCHOR BLOT

2. BLANKET OVERLAP

3. TOP SLOPE ANCHOR BLOT

4. BLANKET TERMINAL BLOT

STAPLE PATTERN

NOTE: WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

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04/30/2026

ECB

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

WOOD STAKE DETAIL

WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.

2. WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

STAPLE PATTERN

NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE, THEN ABOVE STAPLE PATTERN SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKETS IN CHANNELS.

2 OF 3

04/30/2026

ECB

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF THE EROSION CONTROL BLANKETS.

2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.

3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.

4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.

5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.

6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCLOSUR.

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

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04/30/2026

ECB

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

AREA INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.

2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.

2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

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IPA

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

AREA INLET WITH CONCRETE APRON

CONCRETE APRON

ROCK SOCK

SEE DETAIL RS

AREA INLET

PLAN VIEW

SECTION A

SECTION B

ISOMETRIC

IPAP

INLET PROTECTION FOR AREA INLETS IN PAVEMENT

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IPA

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

Parker

COLORADO

AREA INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.

2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.

2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

1 OF 1

04/30/2026

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CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

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Town of Parker, Director of Engineering
Date
04/30/2026

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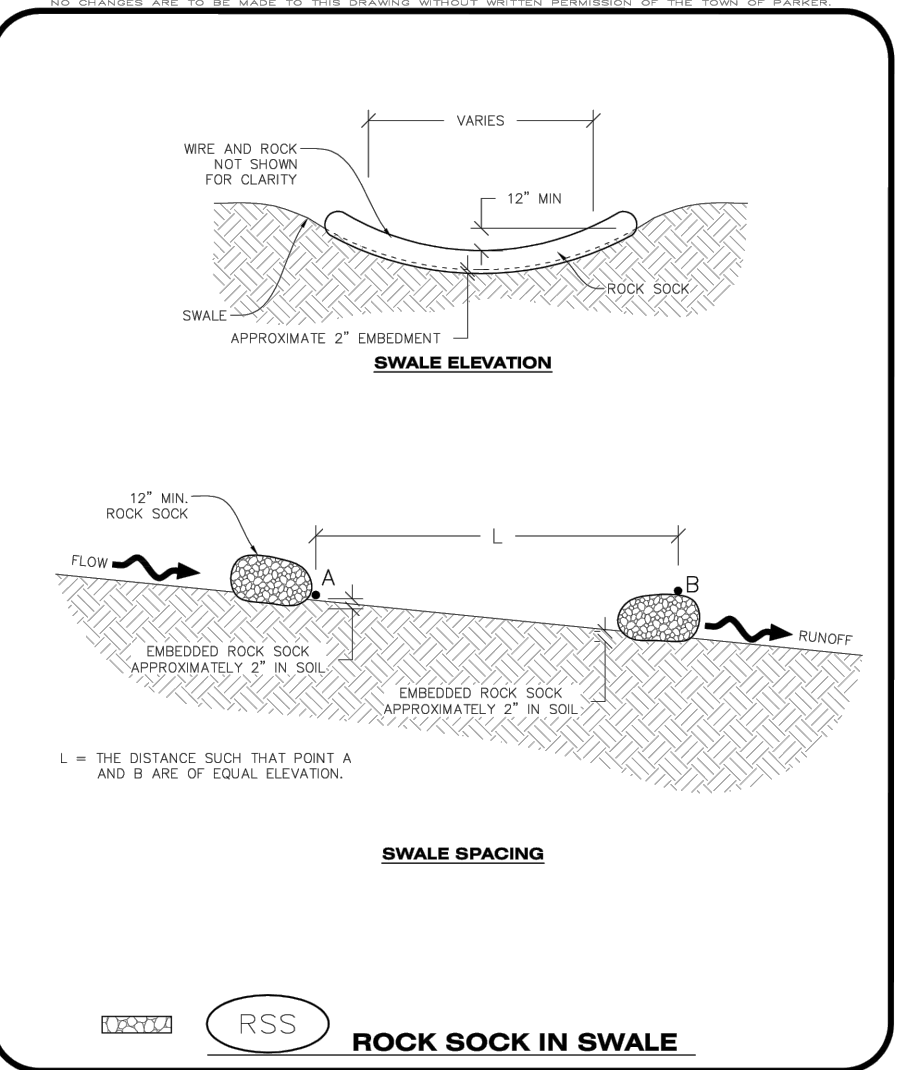
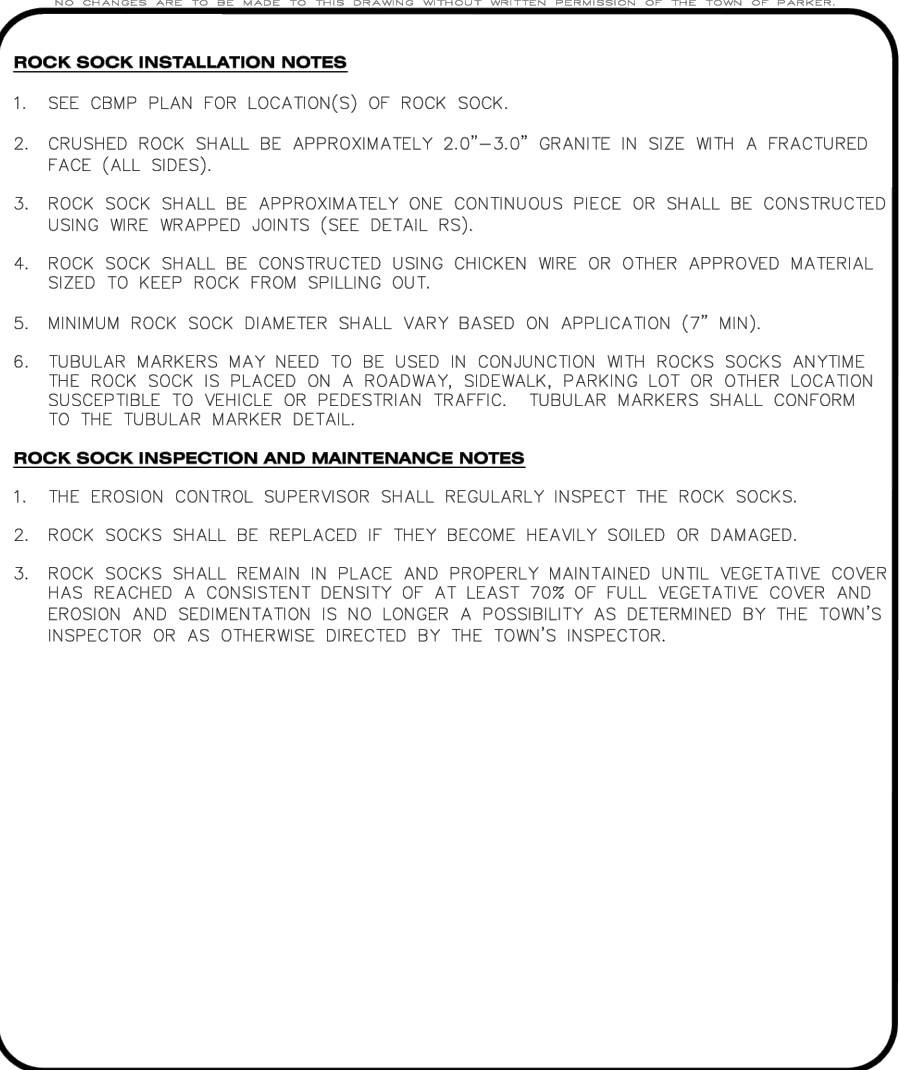
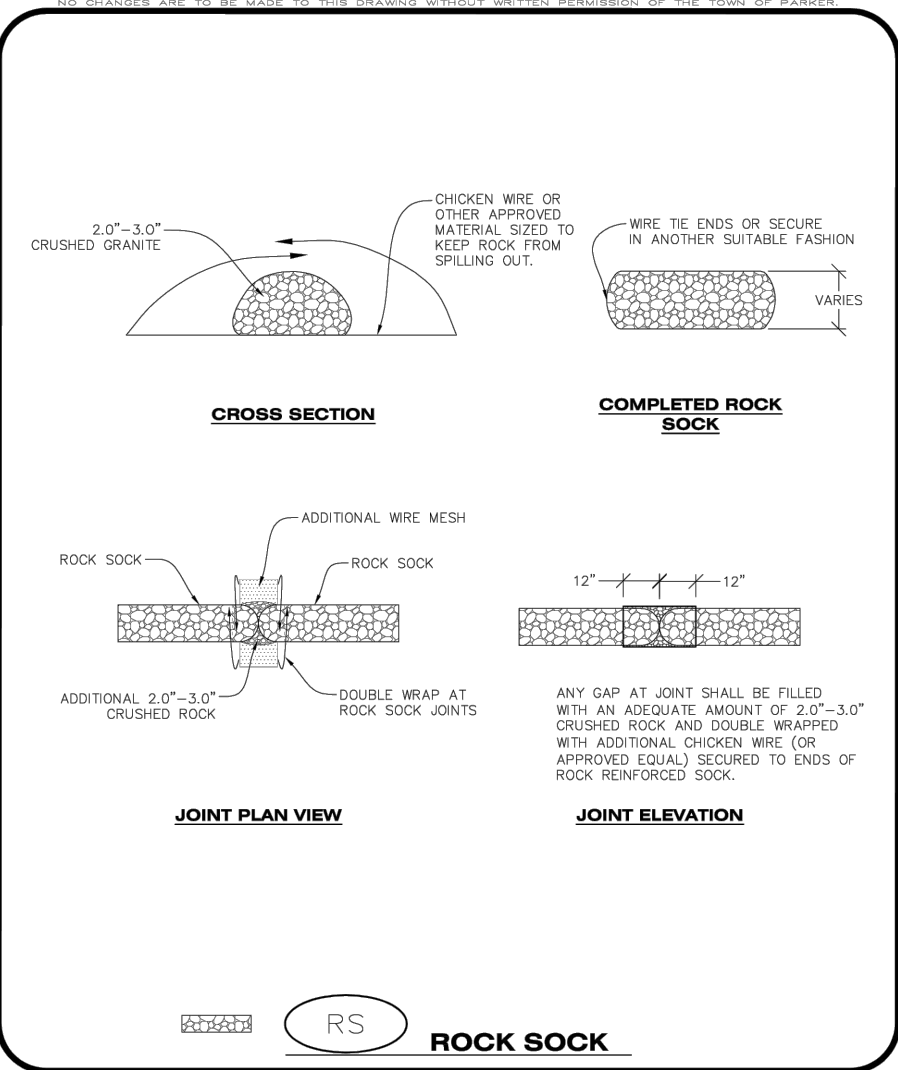
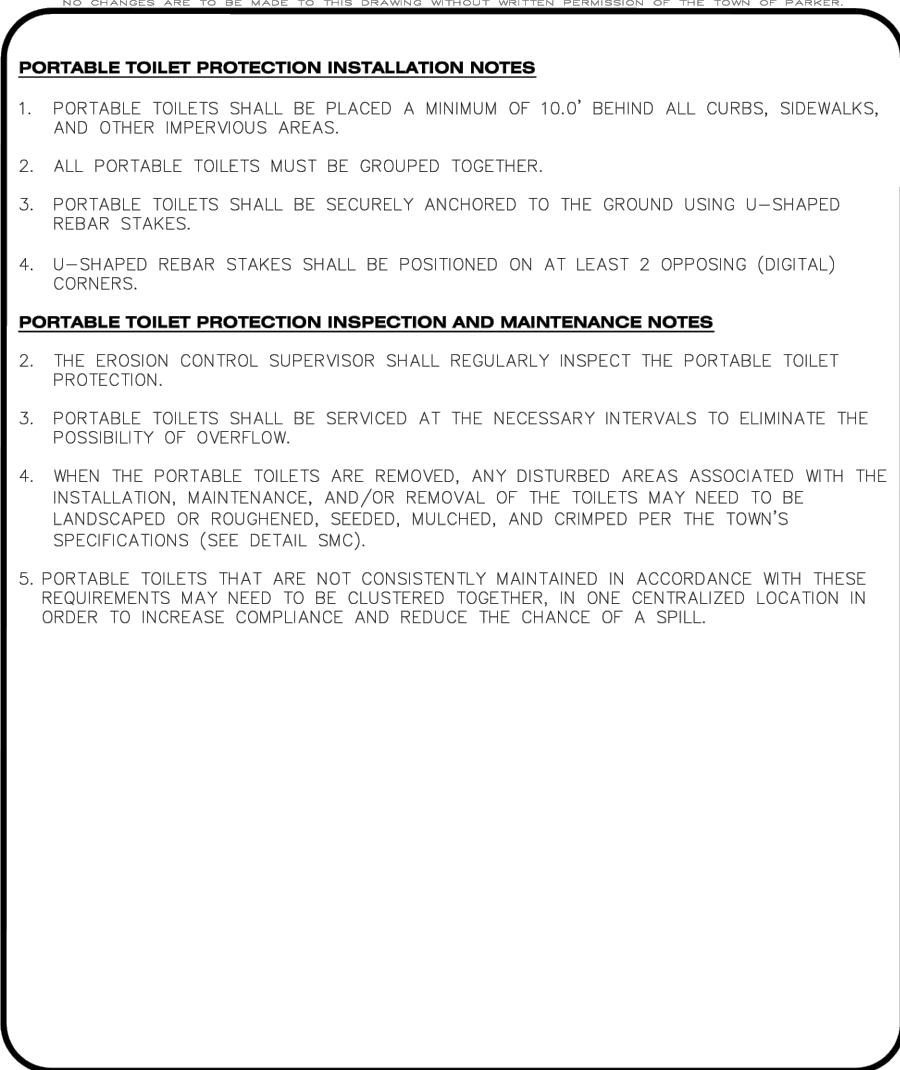
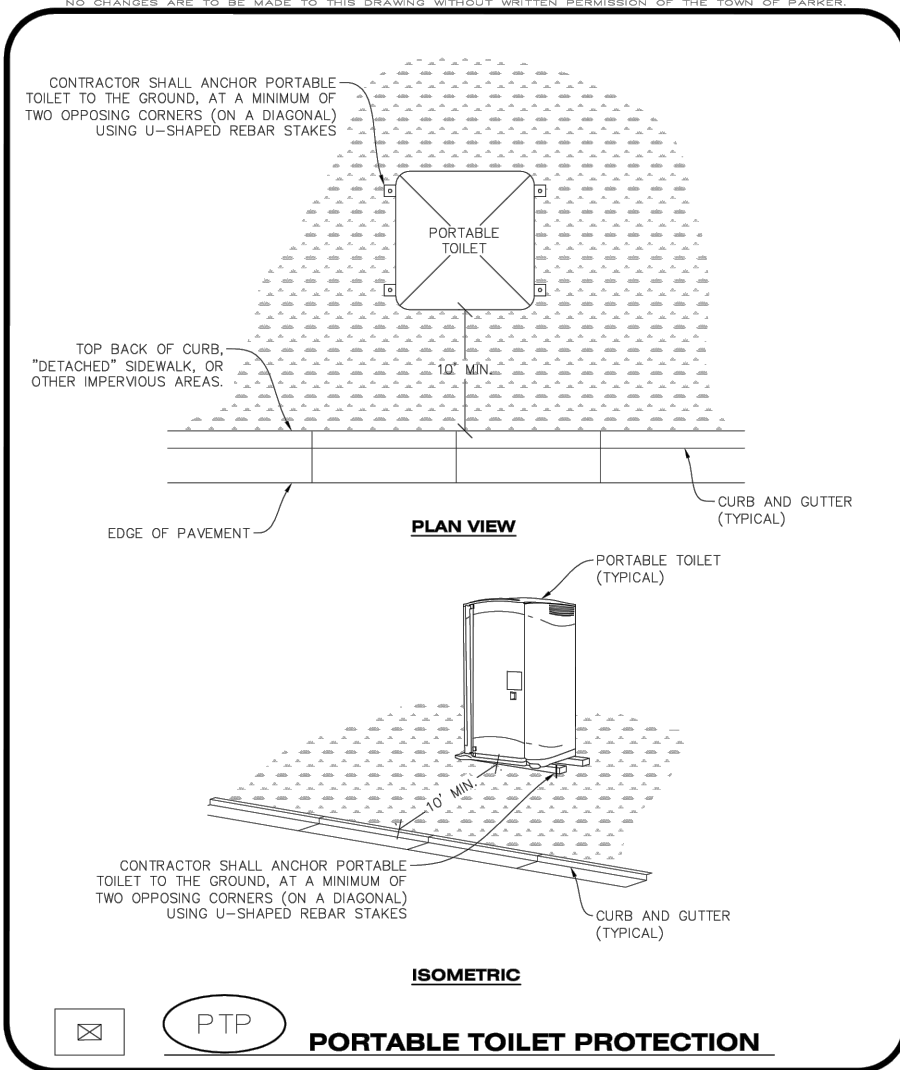
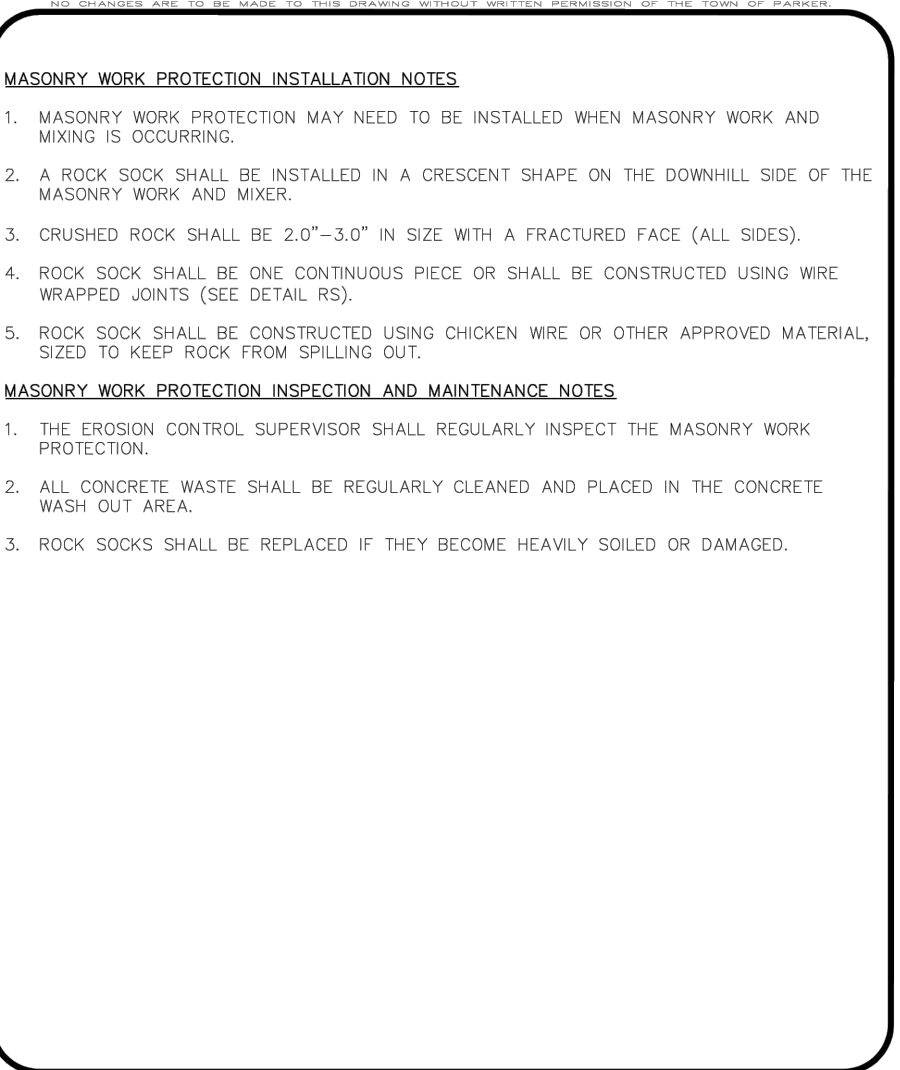
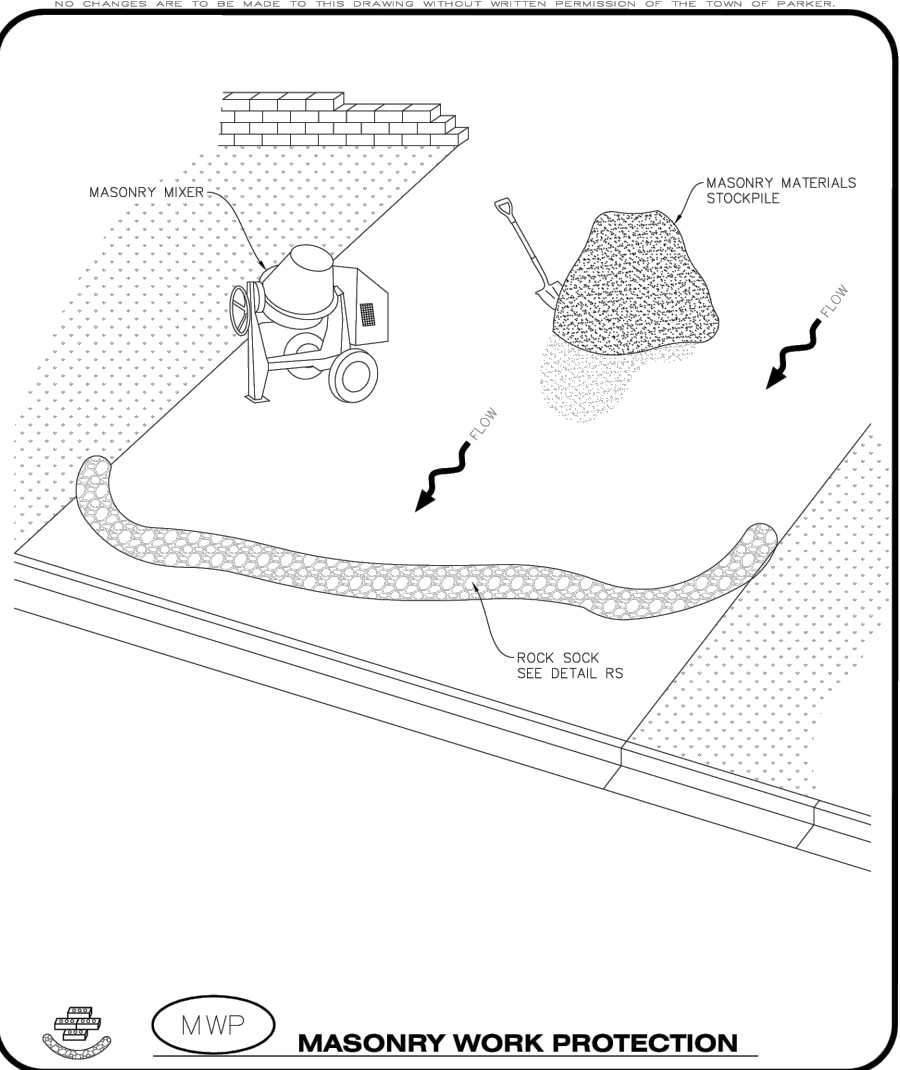
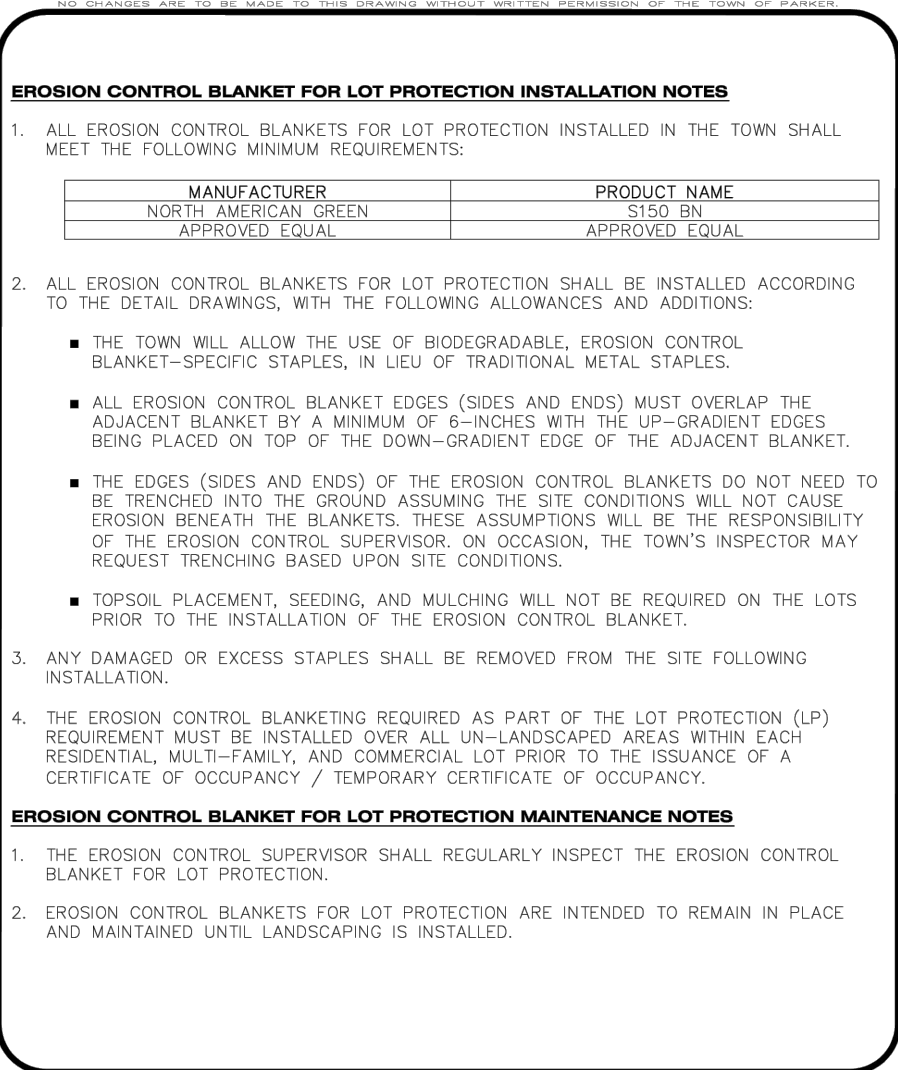
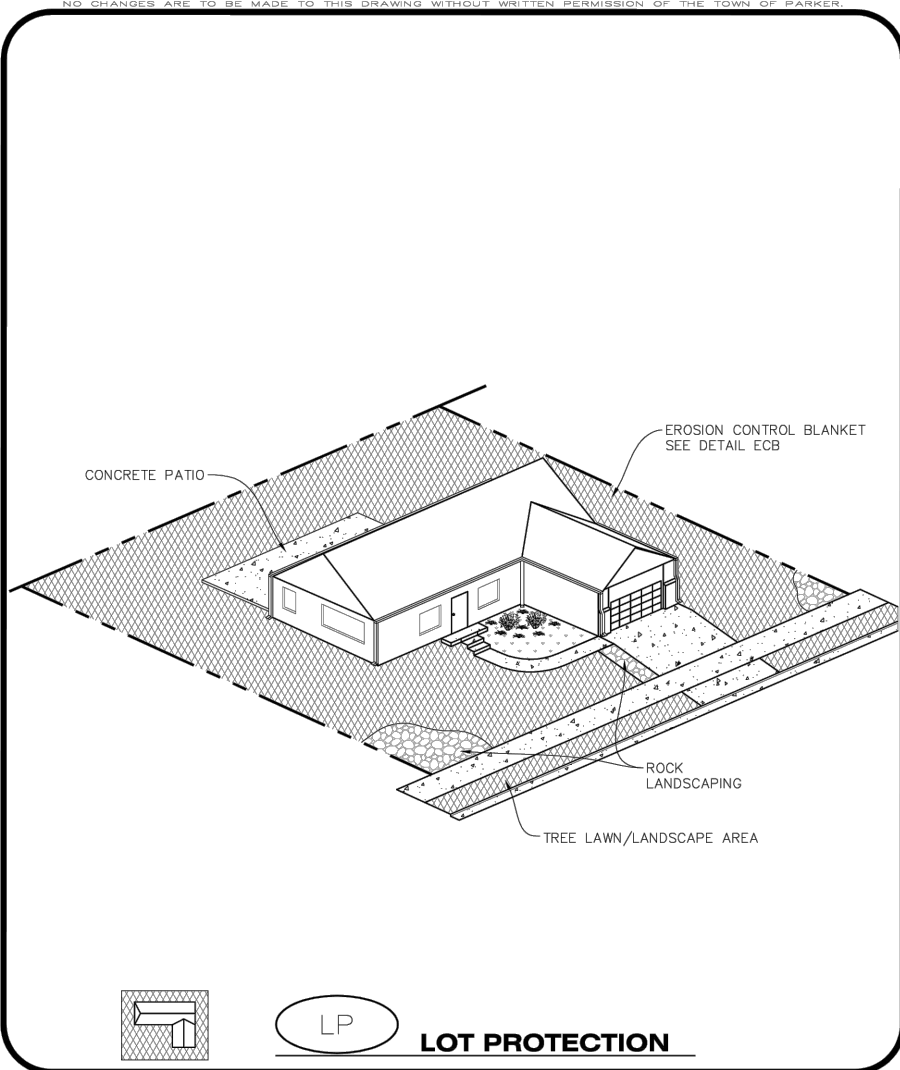
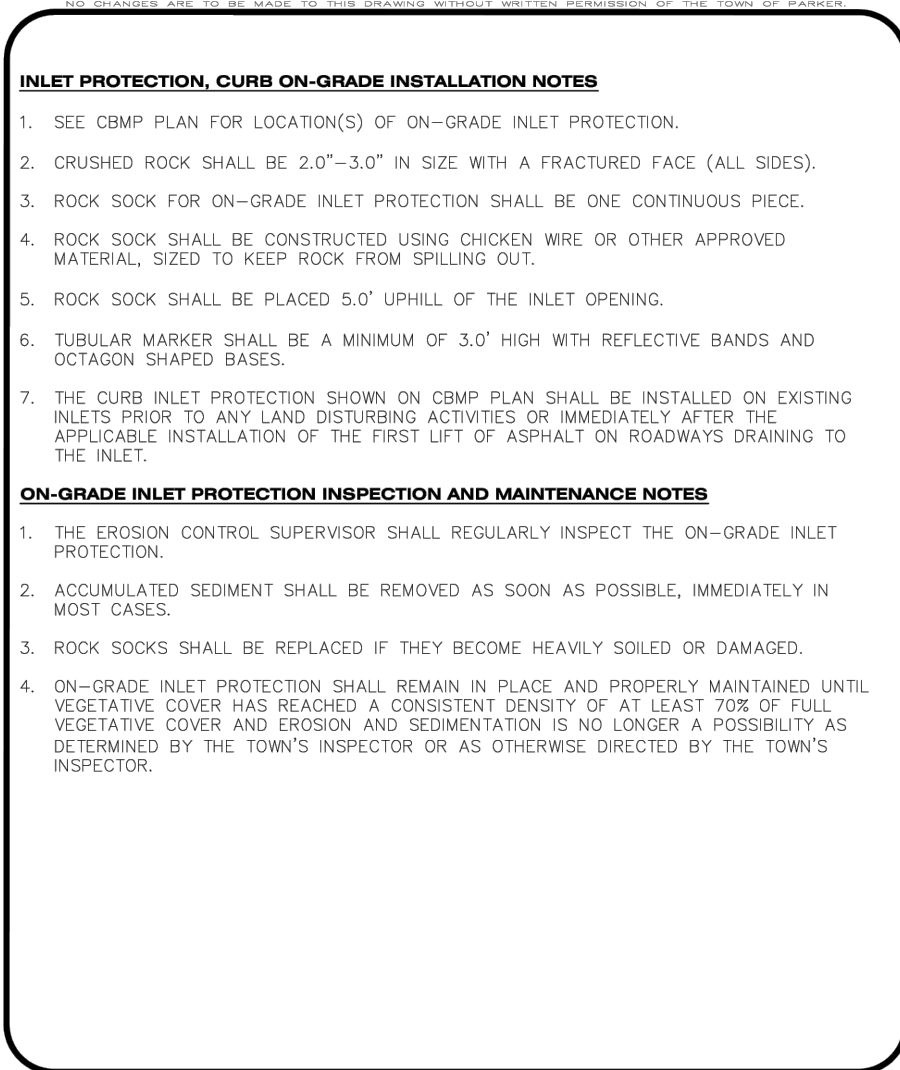
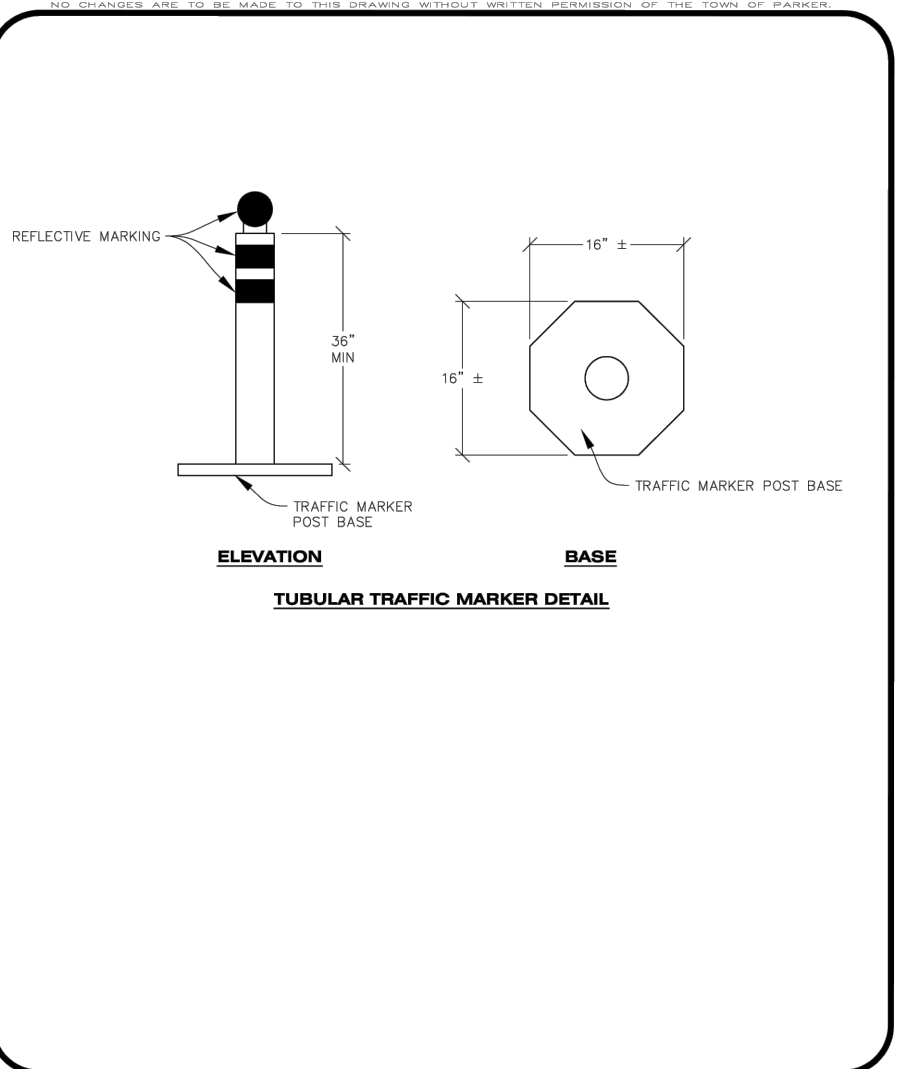
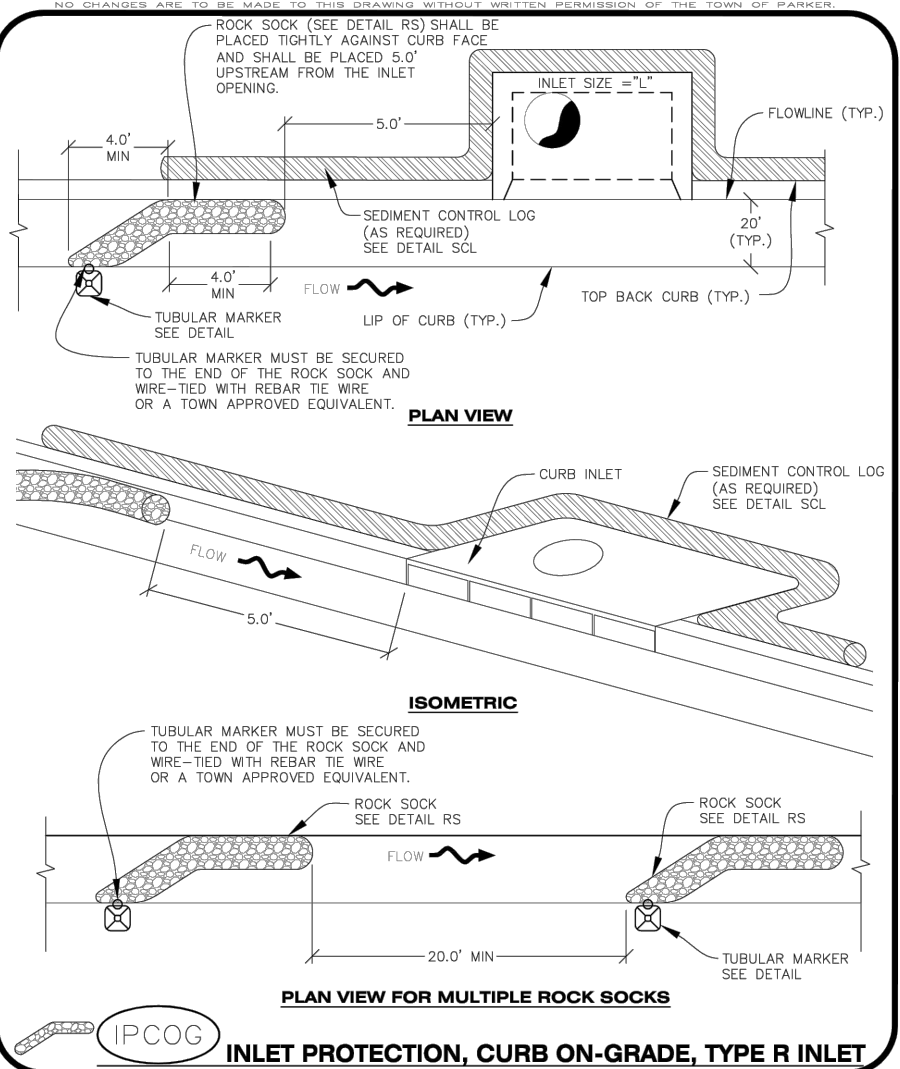
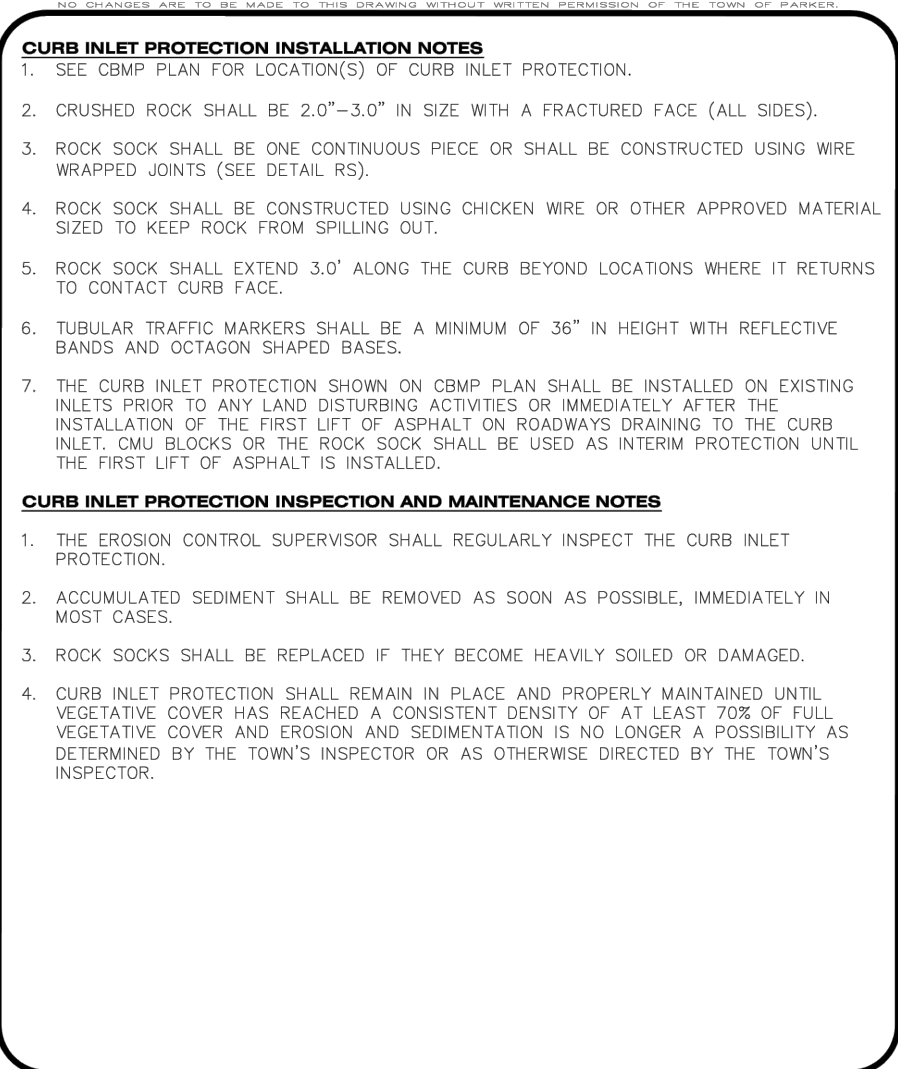
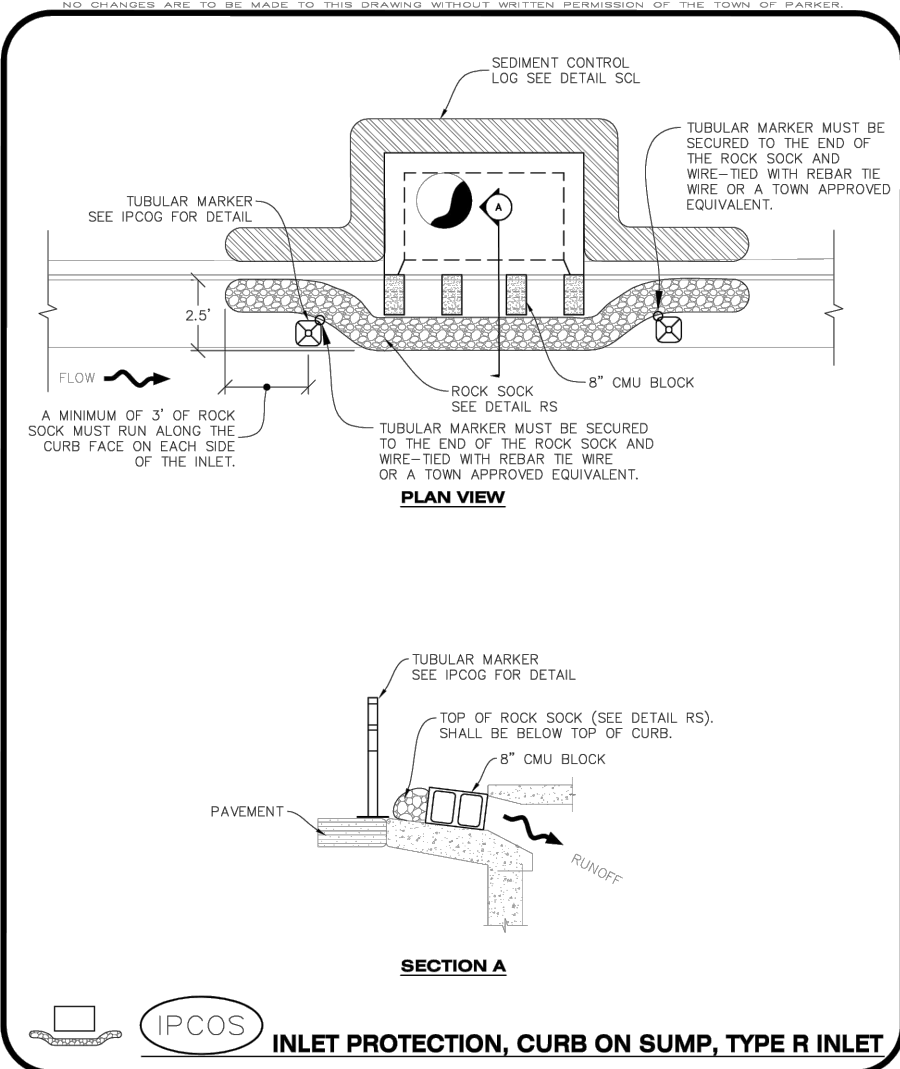
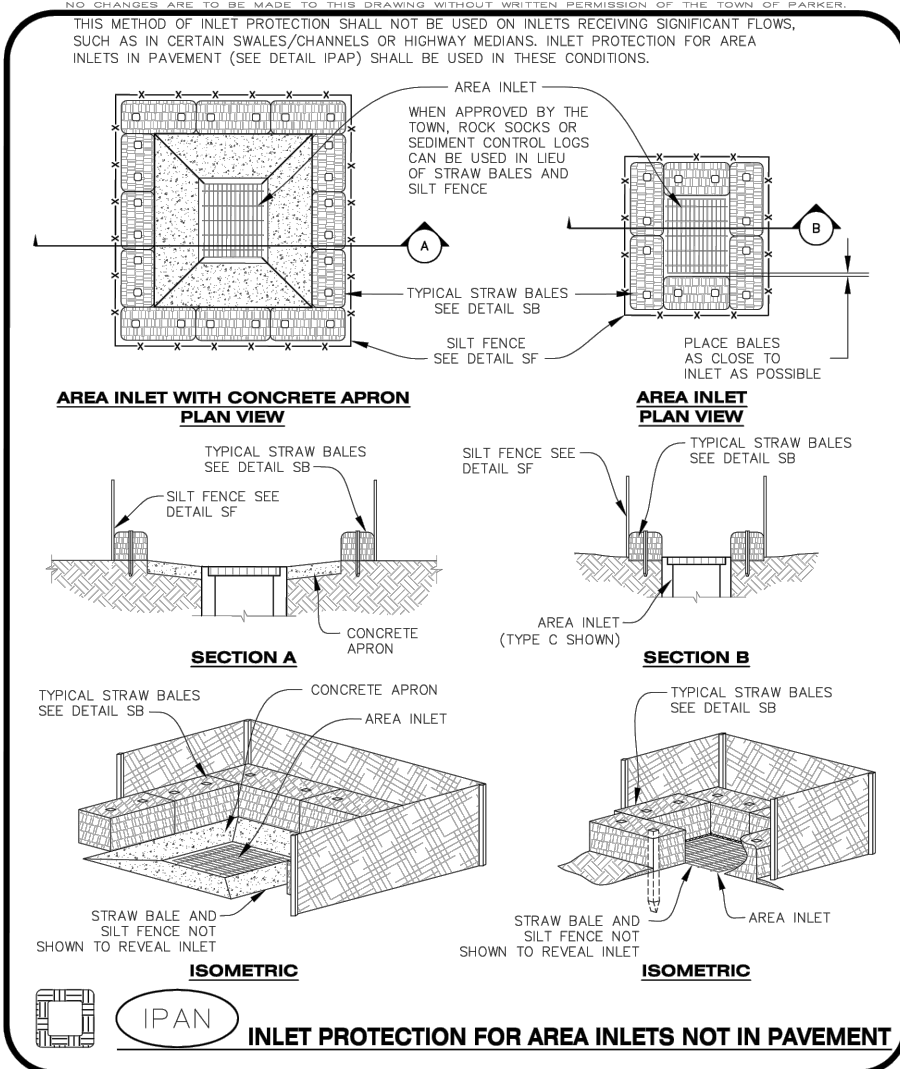
PROJECT:
NEW O'REILLY AUTO PARTS STORE
13111 REATA RIDGE DRIVE
PARKER, CO #2

TIMOTHY M. GUILLOT
ARCHITECT

417-862-0558
Fax: 417-862-3265
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Steven P. Bunch, PE 65775

C1.5



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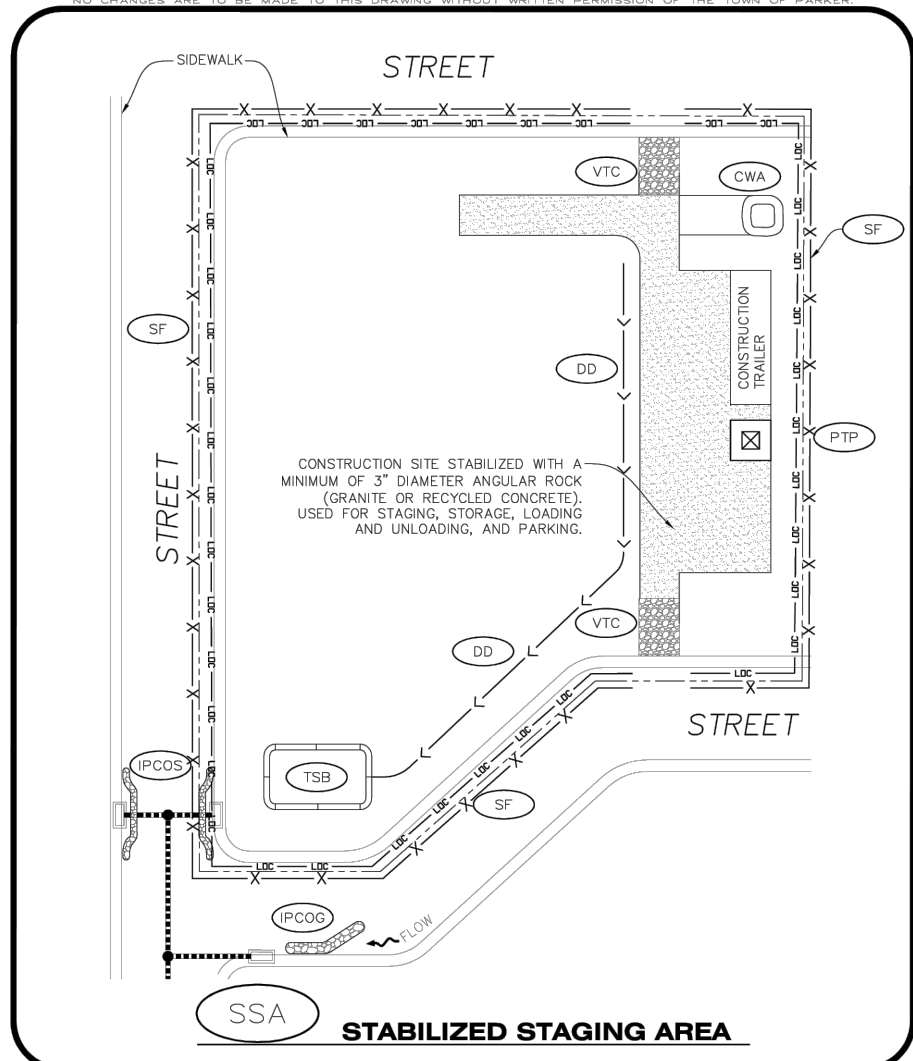
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PROJECT: NEW O'REILLY AUTO PARTS STORE
13111 REATA RIDGE DRIVE
PARKER, CO #2

O'Reilly AUTO PARTS
CORPORATE OFFICES
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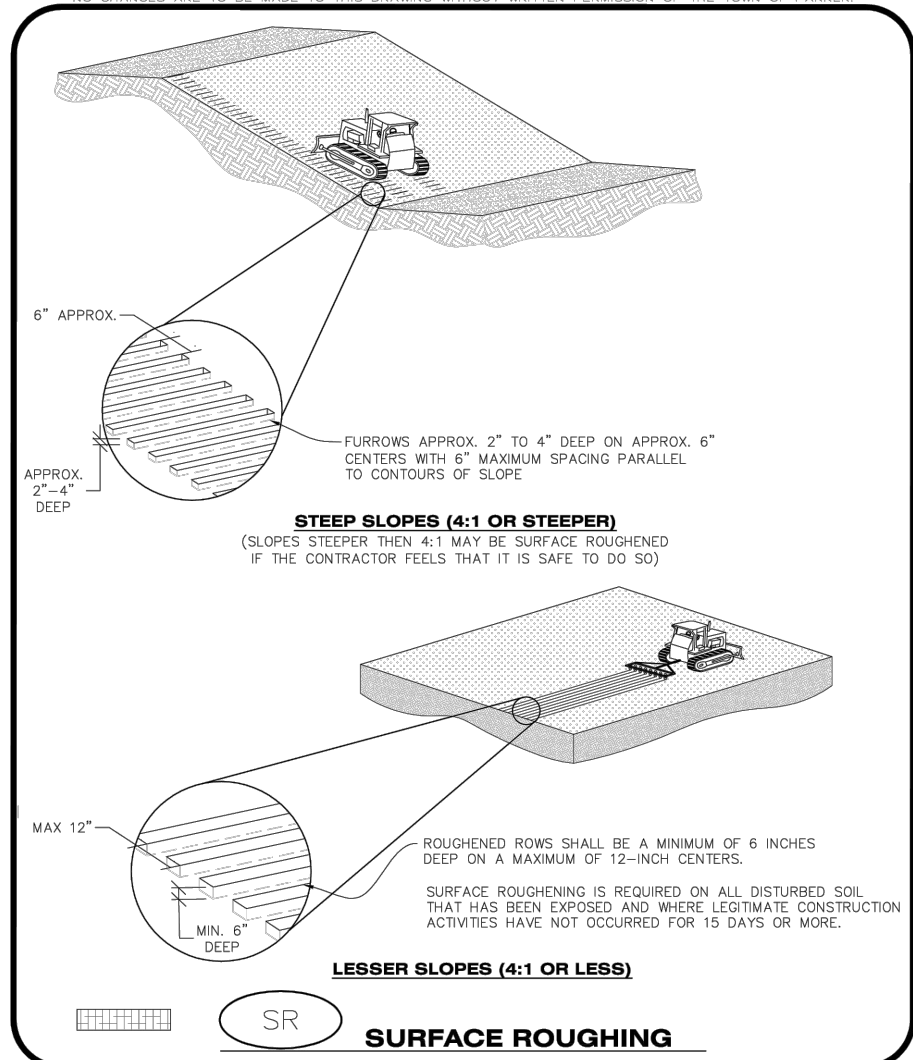
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REVISION
DATE: 08/22/2025

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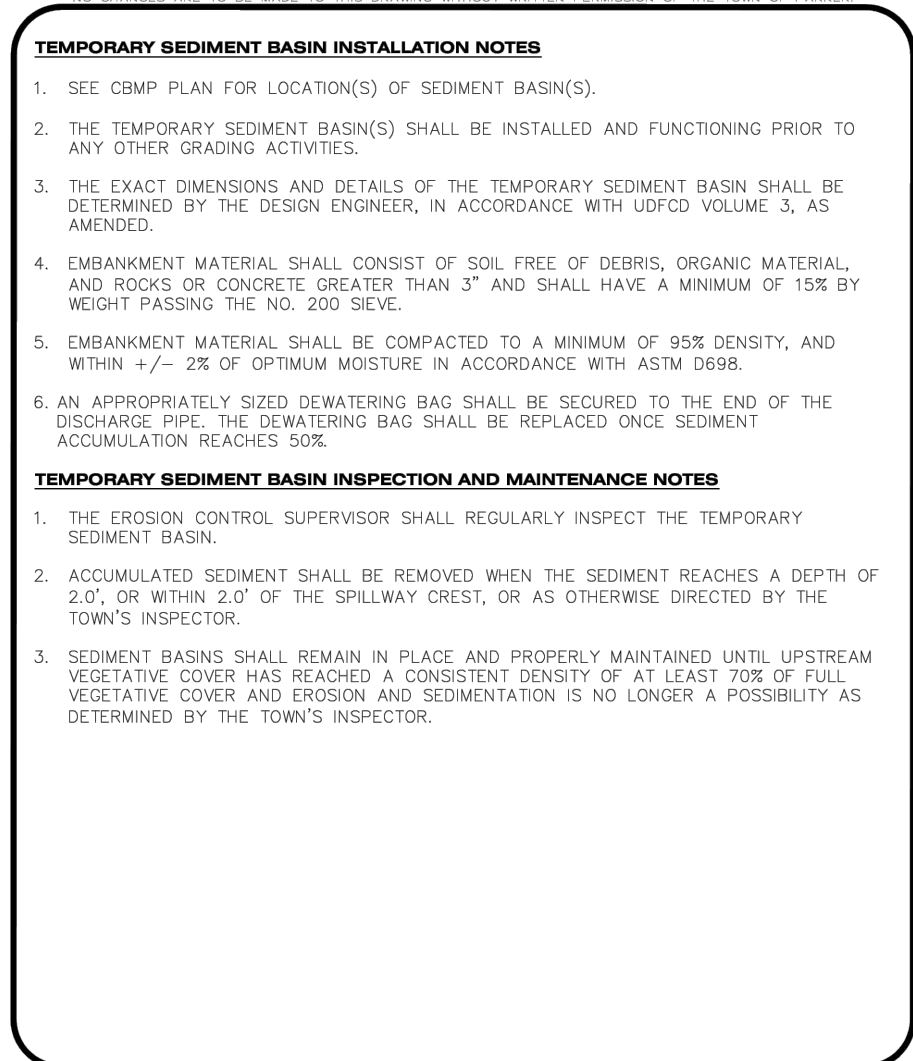
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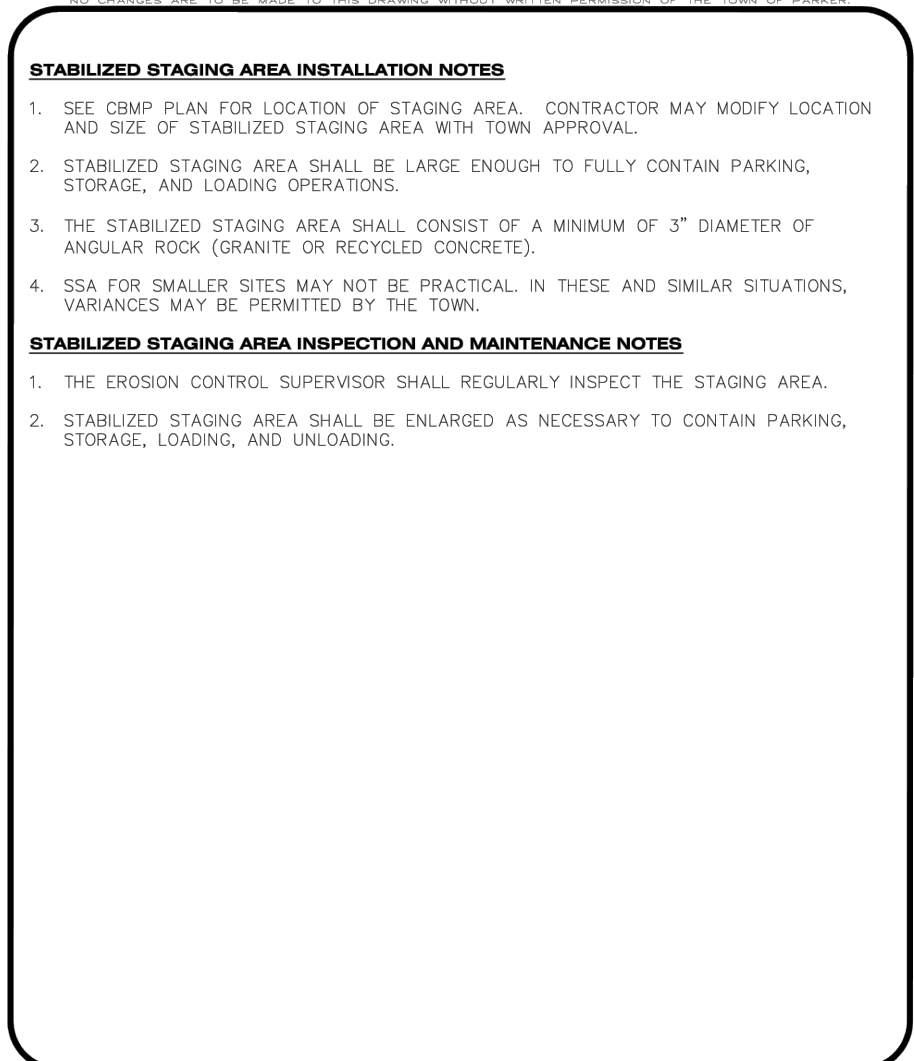
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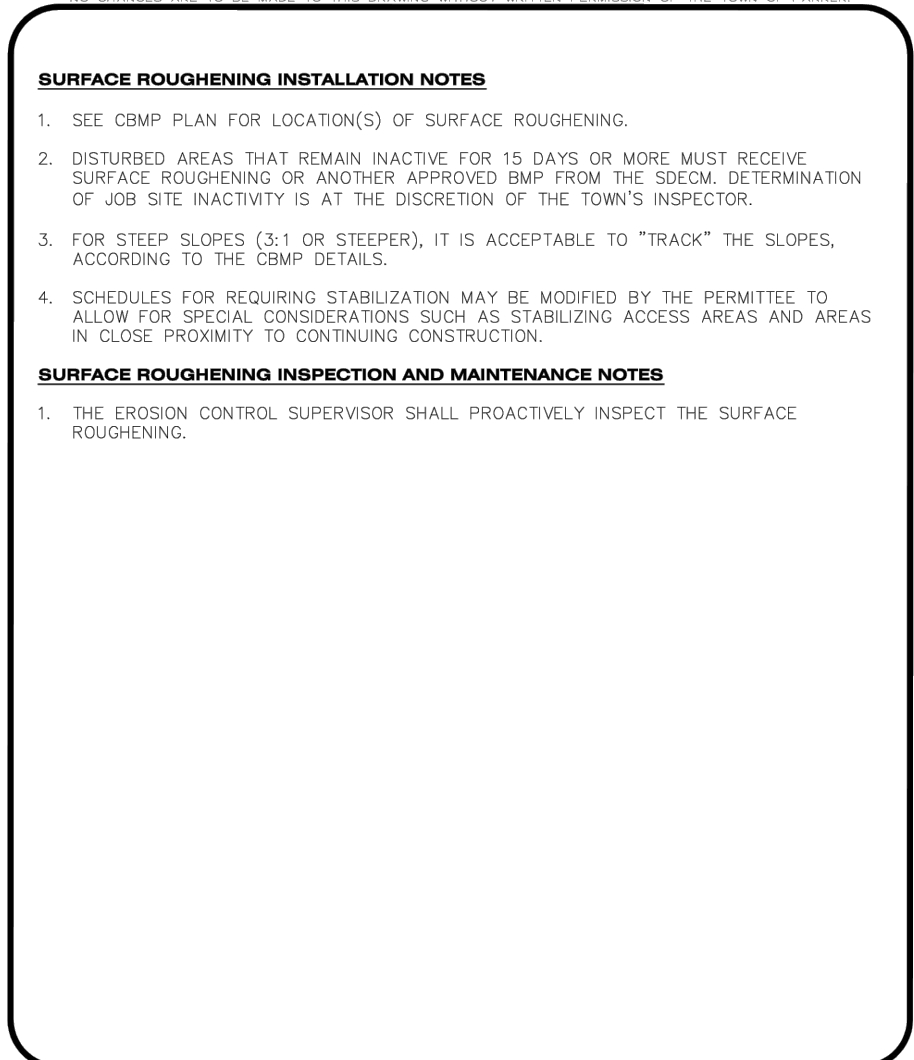
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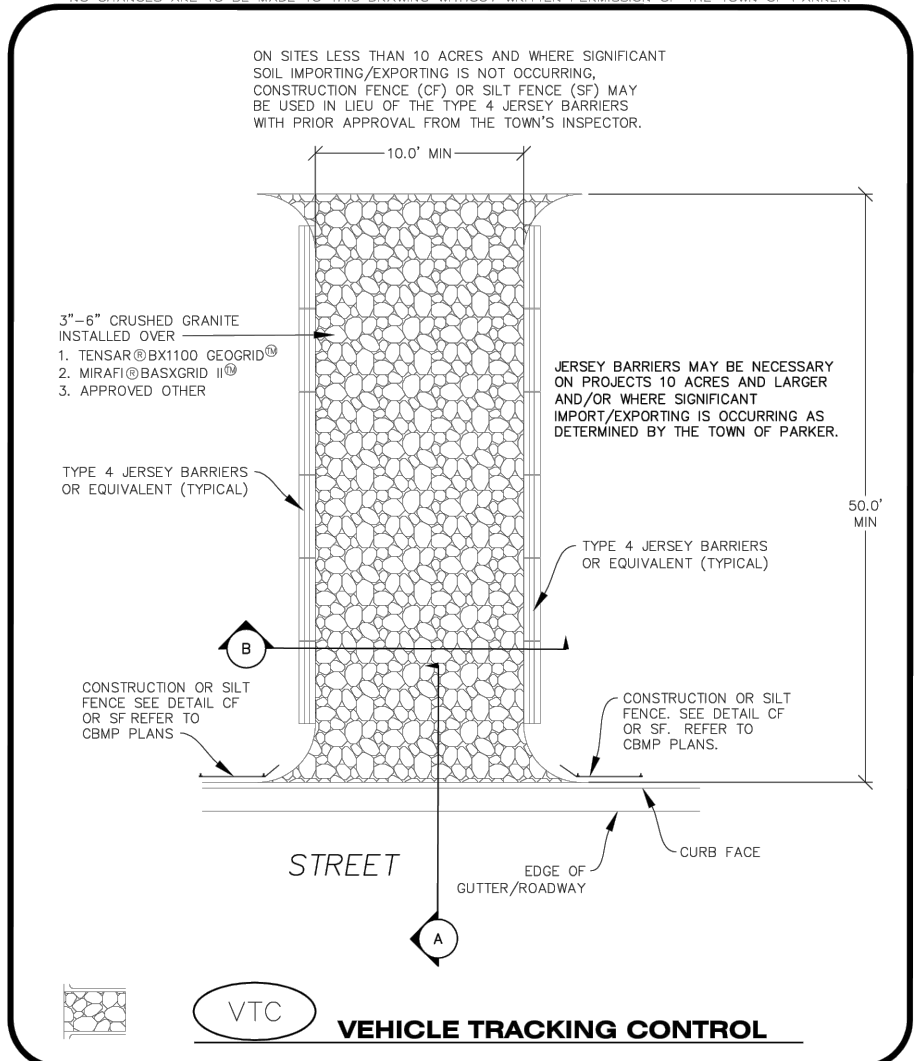
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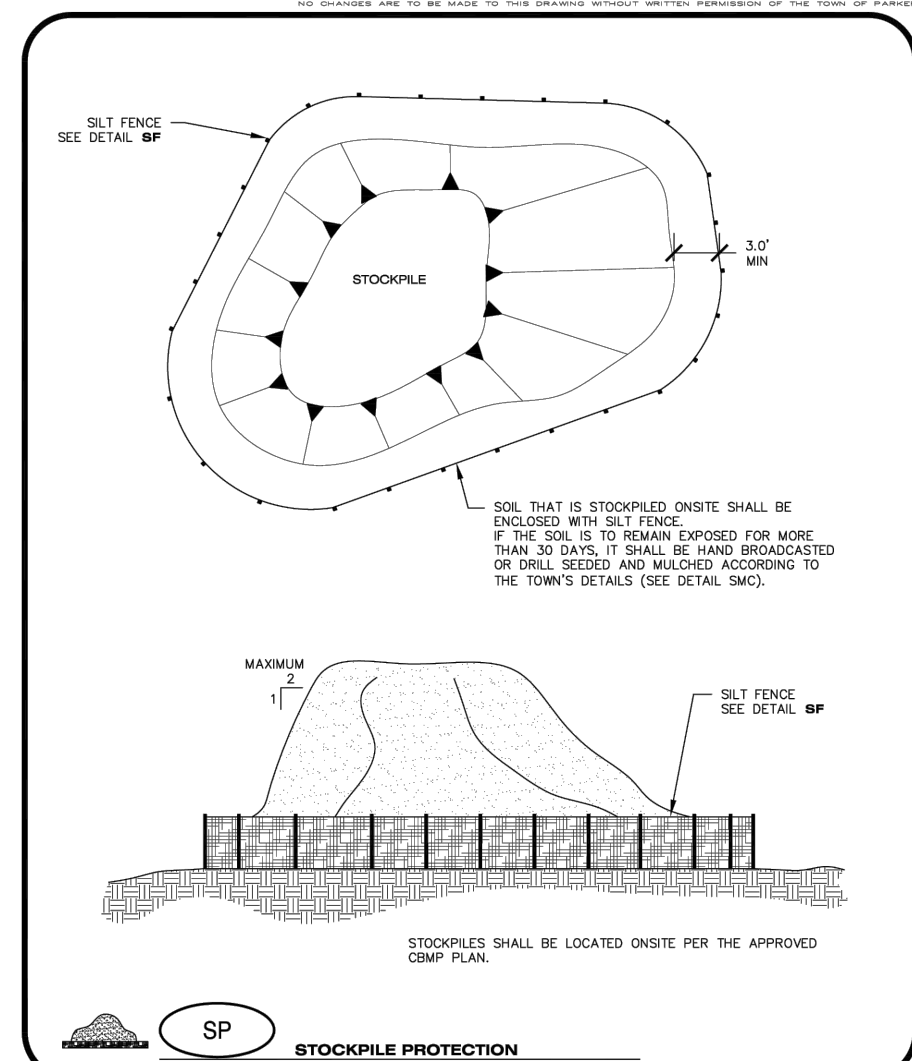
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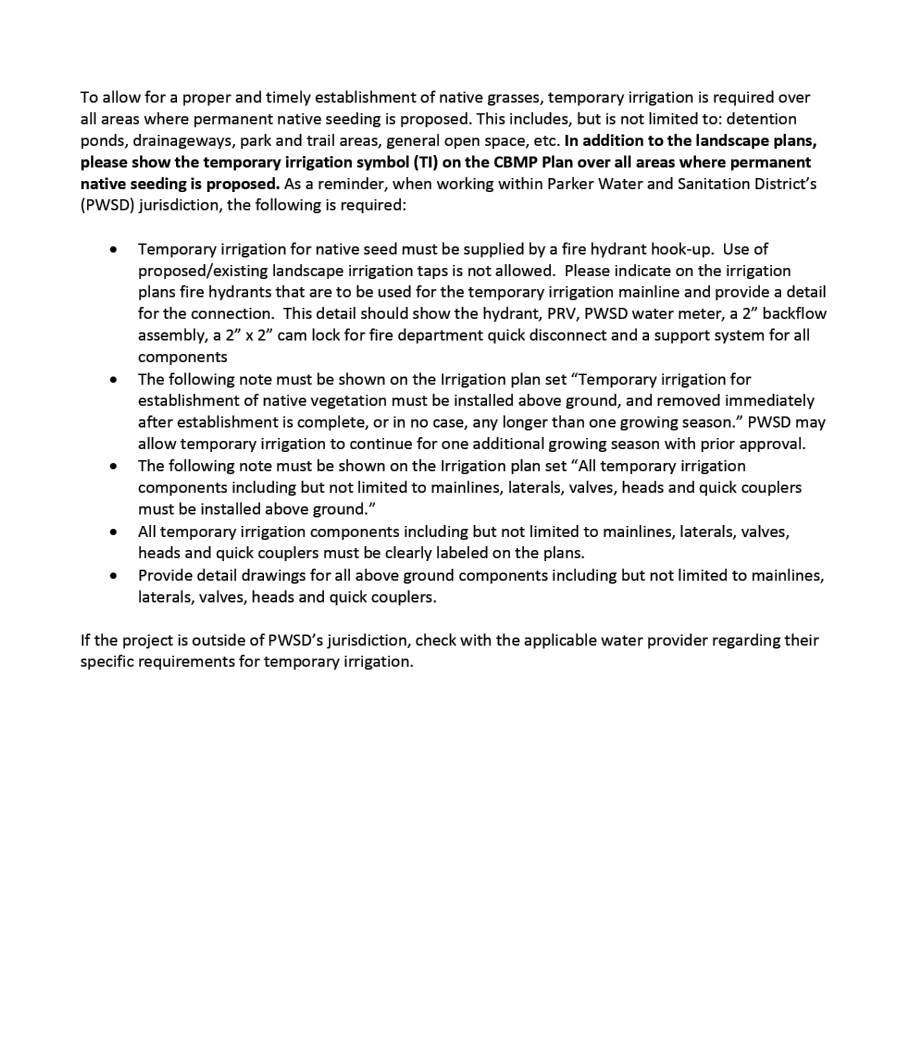
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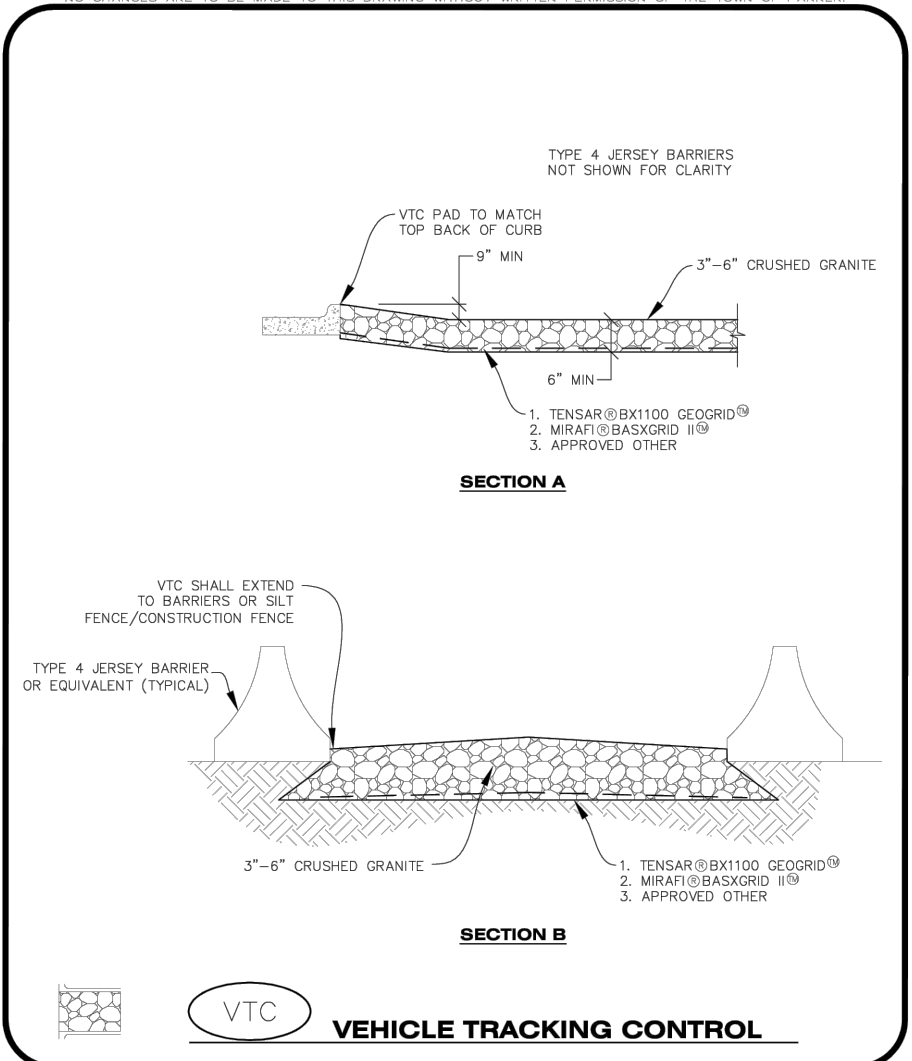
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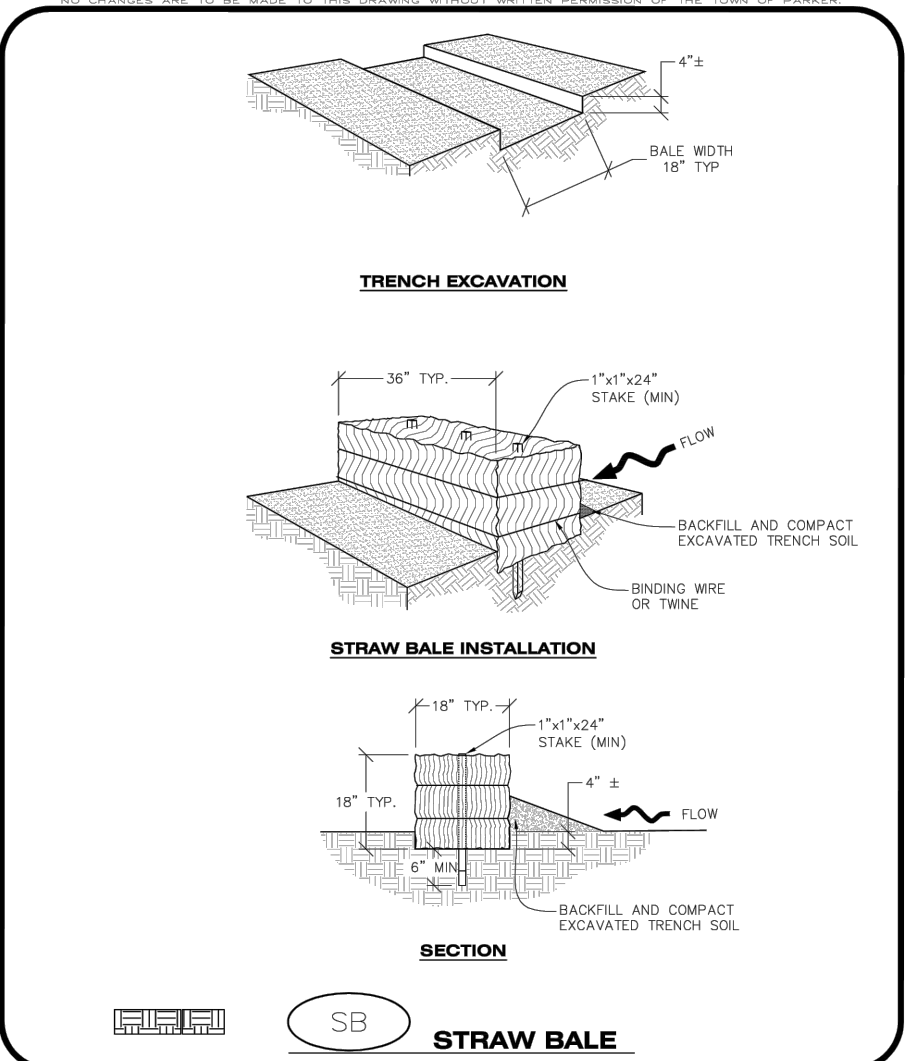
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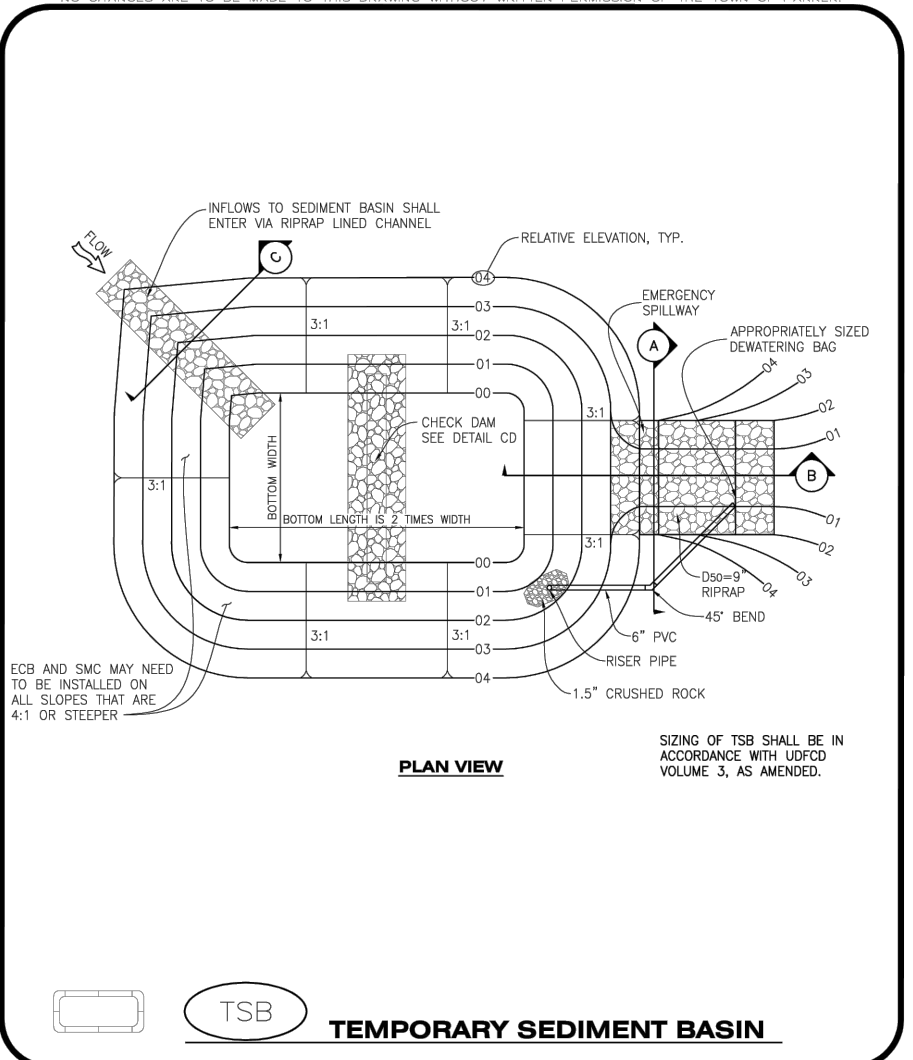
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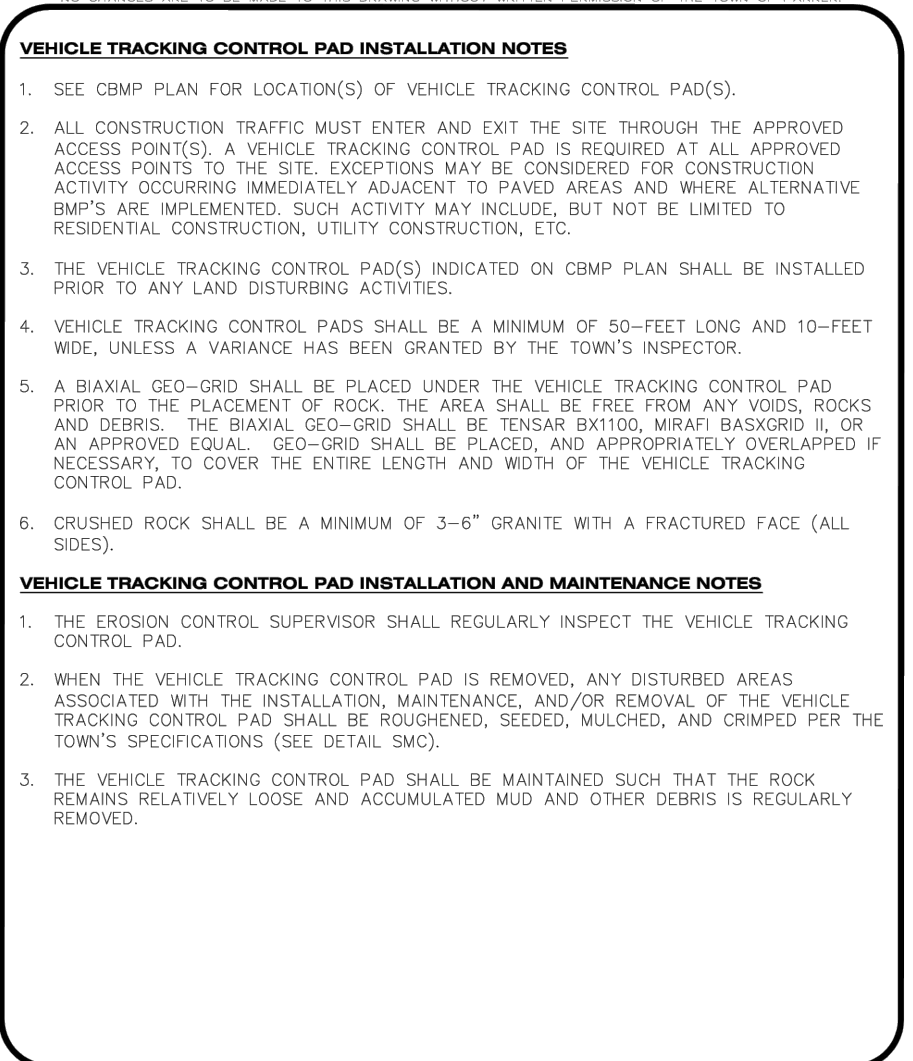
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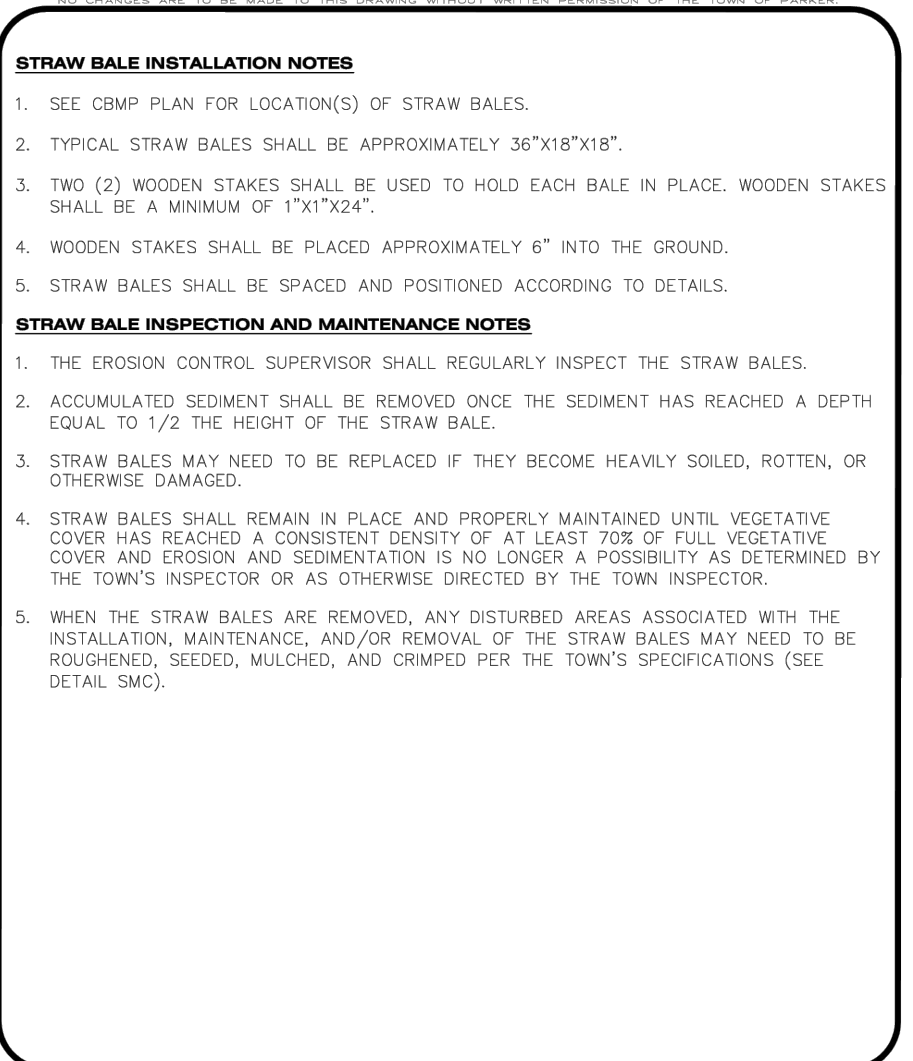
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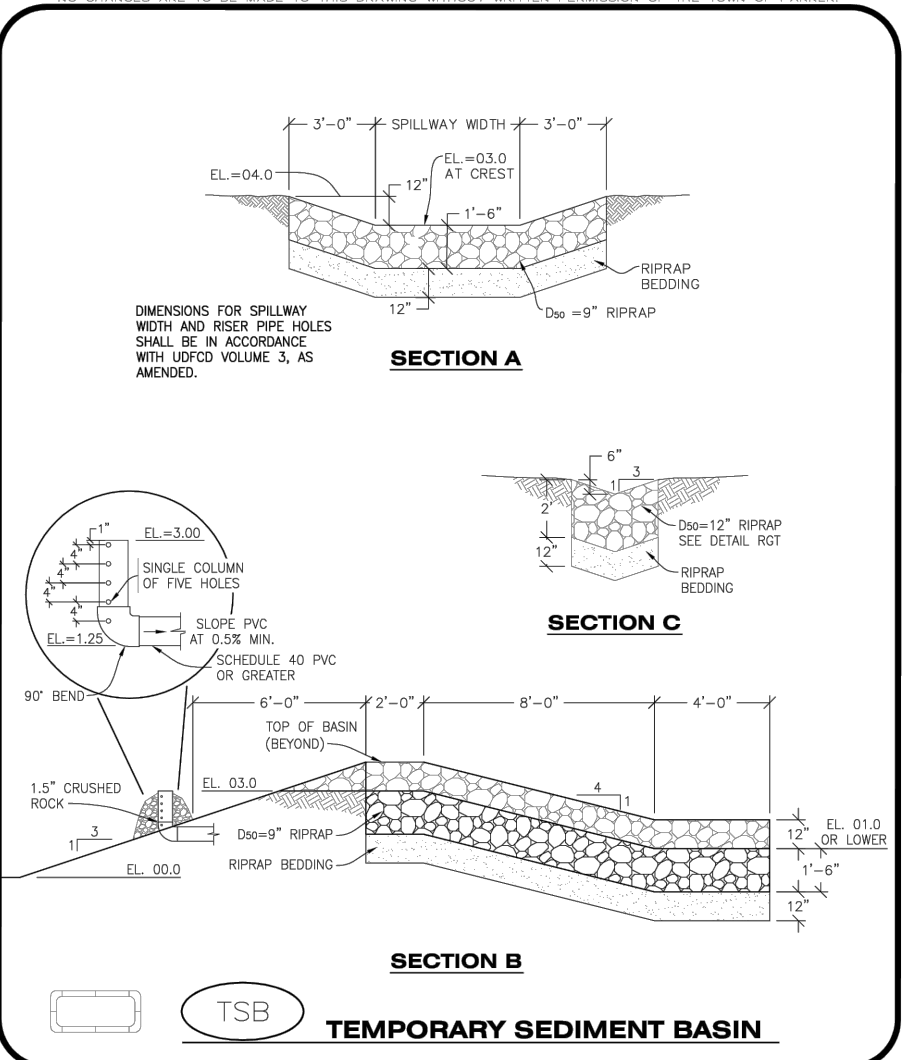
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THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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04/30/2026
Town of Parker, Director of Engineering
Date

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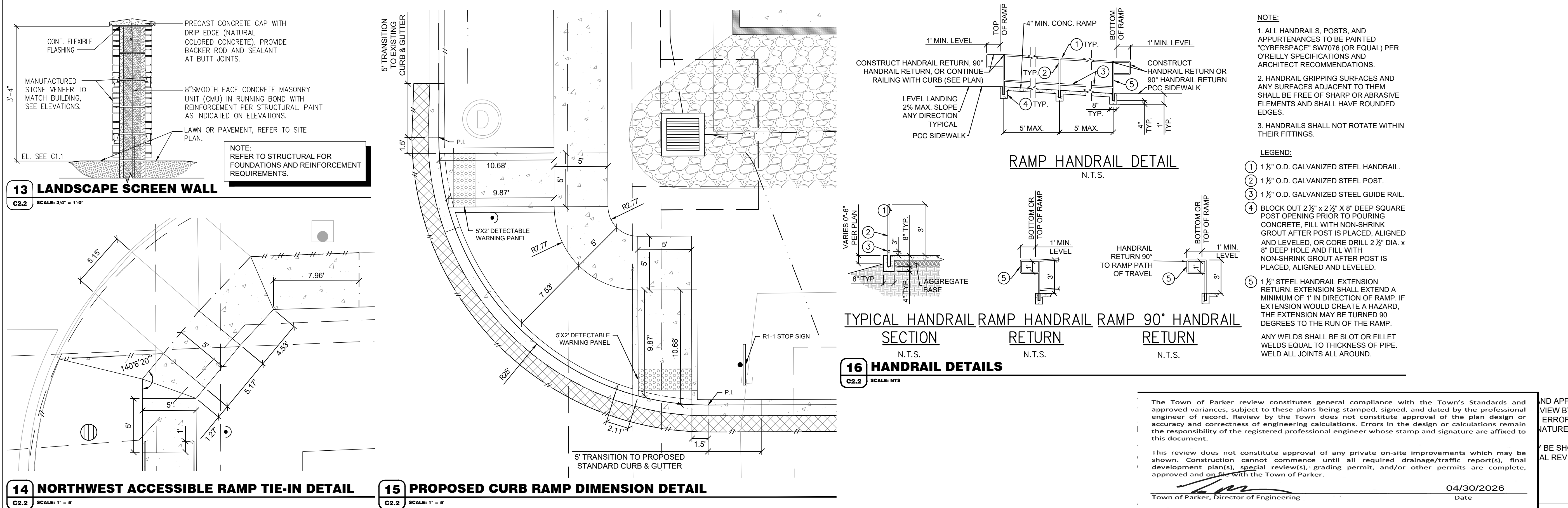
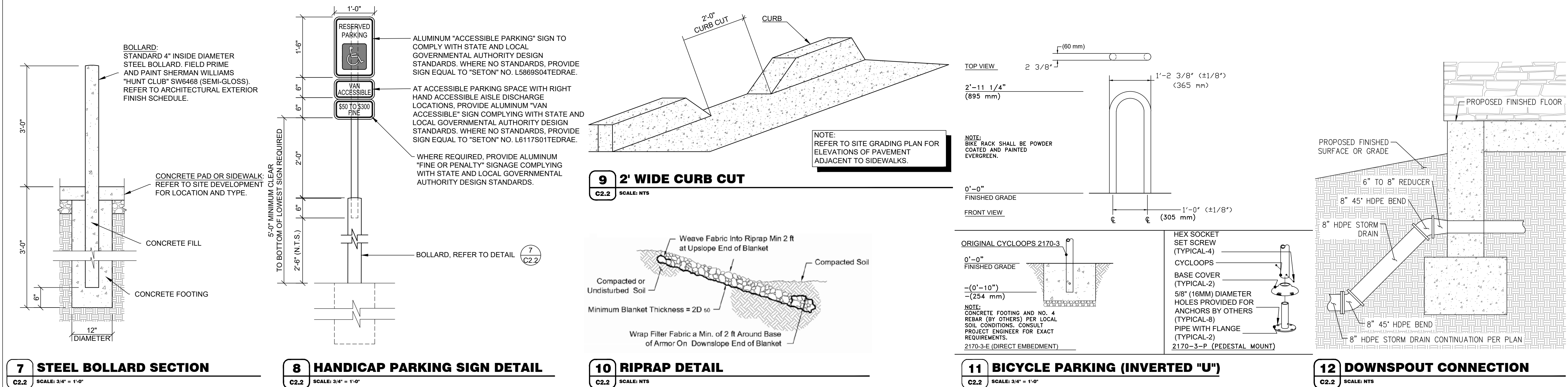
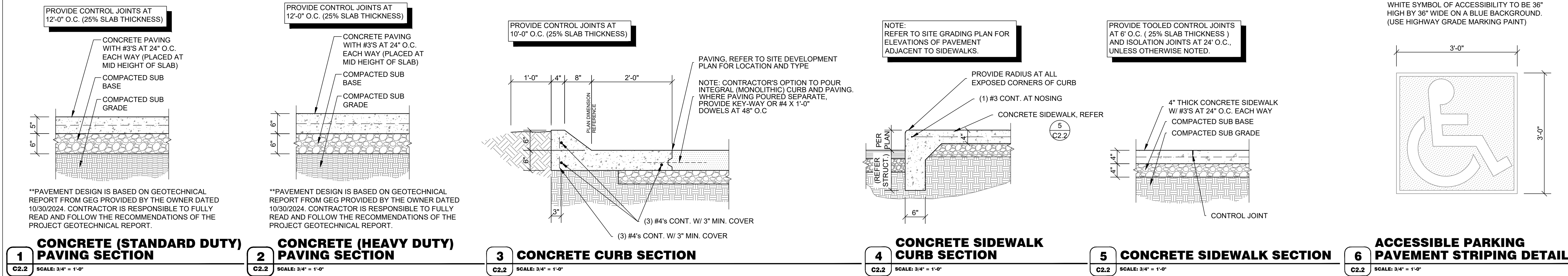
PROJECT:
NEW O'REILLY AUTO PARTS STORE
13111 REATA RIDGE DRIVE
PARKER, CO #2

O'REILLY AUTO PARTS
CORPORATE OFFICES
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COMM # 4884
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DATE: 08/22/2025

C1.8

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
13111 REATA RIDGE DRIVE
PARKER, CO #2

SITE DETAILS

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07/01/2025
07/30/2025
08/22/2025

C2.2



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PROJECT:
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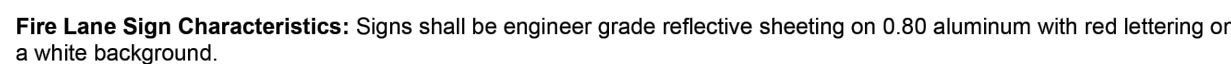
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C2.4

Where the posting of designated "Fire Lane" signage is required, the following information shall serve as the guideline for said installation and shall be in accordance with the International Fire Code and or the traffic code adopted by the local city or county.

Fire Lane Sign Dimensions. NO PARKING – FIRE LANE signs shall be 12 inches wide and 18 inches high



IFC Section 503.3: Fire lanes shall be designated on site design documents along with sign locations and details. Fire apparatus access roads shall be signed "NO PARKING FIRE LANE" as follows:

1. On both sides of roads less than 26 feet wide;
2. On one side of roads at least 26 feet wide and less than 32 feet wide;
3. Roads at least 32 feet wide do not need fire lane signs;
4. Other locations as determined by the fire department.

Fire Lane Sign Installation. NO PARKING – FIRE LANE signs shall be installed as follows:

1. Bottom edge of the signs shall be 7 feet above surface (sidewalk) and post shall be placed 24 inches from flow line (curb).
2. One sign at the beginning of the restriction (one arrow pointing towards the restriction zone).
3. One sign at the end of the restriction (one arrow pointing back into restricted zone).
4. One sign at least every 150 ft. within the restricted area (double arrow pointing in each direction, to indicate the continuing restriction).
5. Spaced so that within the restriction (for straight curves/zones). For example, if the parking restriction zone is 300 ft long, only one double arrow sign is required at a distance of 150 ft. from the beginning of the restriction. If the restriction zone is 400 ft. long, two double arrow signs are required; spaced 100 ft. evenly from each other and from the beginning and end of the restriction zone.
6. Spaced so that at least one readable sign is visible in front of a parked vehicle from any point along the restriction (for curved curves/zones and areas that may present visual obstacles).
7. Set at an angle of no fewer than 30 degrees and no more than 45 degrees with the lane of traffic flow visible to approaching vehicles.

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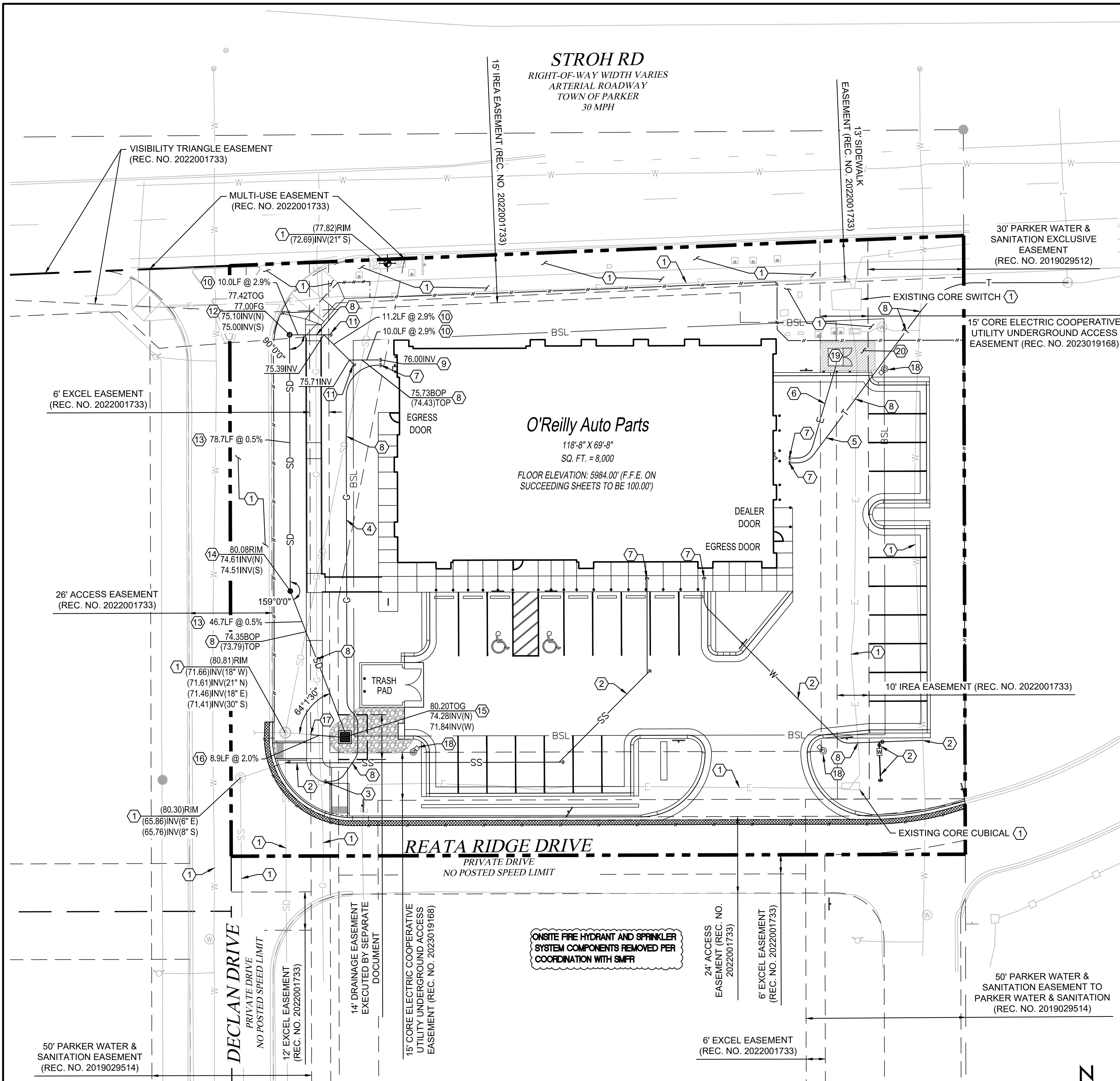
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Town of Parker, Director of Engineering

04/30/2026
Date



1 SITE UTILITY PLAN

C3.1 SCALE: 1" = 20'-0"

CAUTION: INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

BENCHMARK
DOUGLAS COUNTY BENCHMARK 1.060032, EL=5,903.17 FEET (NAVD88) - 3 1/4" INCH ALUMINUM CAP (DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 1.060032) AT THE SOUTHEAST CORNER OF THE PARKING LOT OF STROTH RANCH SOCCER FIELDS, ON THE NORTH SIDE OF STROTH RD, EAST OF THE INTERSECTION OF STROTH ROAD AND N. MOTSENBOCKER ROAD, CITY OF PARKER, COLORADO.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENT AS SHOWN ON THIS SURVEY PLAT AS BEARING NORTH 89°33'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

UNAUTHORIZED CHANGES & USES
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



- ## KEY NOTES
- PROTECT EXISTING IMPROVEMENTS IN PLACE.
 - REFER TO PARKER WATER AND SANITATION DISTRICT (PWSD) PLANS FOR WATER AND SANITARY SEWER DETAILS.
 - GAS SERVICE CONNECTION TO EXISTING GAS SERVICE STUB.
 - GAS SERVICE LINE SHOWN FOR REFERENCE ONLY. REFER TO US1 FOR MORE DETAIL.
 - TELEPHONE LINE SHOWN FOR REFERENCE ONLY. REFER TO US1 FOR MORE DETAIL.
 - ELECTRIC SERVICE LINE SHOWN FOR REFERENCE ONLY. REFER TO US1 FOR MORE DETAIL.
 - UTILITY CONNECTION AT BUILDING. REFER TO MEP PLANS FOR CONTINUATION.
 - UTILITY CROSSING. CONTRACTOR TO VERIFY ELEVATIONS AND NOTIFY ENGINEER OF CONFLICT.
 - TRANSITION ROOF DRAIN TO 8" ADS N-12 STORM DRAIN PER DETAIL 12/C2.2.
 - INSTALL 8" ADS N-12 DUAL WALL STORM DRAIN.
 - INSTALL 8" STORM DRAIN CLEANOUT.
 - INSTALL 12" NYLOPLAST DRAIN BASIN WITH DOME GRATE. REFER TO SHEET C2.4 FOR MORE DETAIL.
 - INSTALL 12" ADS N-12 DUAL WALL STORM DRAIN.
 - INSTALL 12" NYLOPLAST DRAIN BASIN WITH SOLID COVER. REFER TO SHEET C2.4 FOR MORE DETAIL.
 - INSTALL 36" CDOT TYPE-C INLET WITH STANDARD GRATE AND 70% MINIMUM OPEN AREA.
 - INSTALL 18" RCP STORM DRAIN.
 - CONNECT PROPOSED 18" RCP STORM DRAIN TO EXISTING 18" RCP STORM DRAIN STUB.
 - LIGHT POLE SHOWN FOR REFERENCE ONLY. REFER TO US1 FOR MORE DETAIL.
 - INSTALL THREE PHASE PAD MOUNT FIBERGLASS VAULT PER CORE ELECTRIC STANDARDS.
 - TRANSFORMER CLEAR AREA. 10' AT FRONT, 1.5' ON SIDES, AND 2.5' AT REAR OF TRANSFORMER.

- ## LEGEND
- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- RIGHT-OF-WAY
 - O'REILLY PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - BSL BUILDING SETBACK LINE
 - ROAD CENTERLINE
 - LIMIT OF DISTURBANCE
 - PROPOSED SAWCUT
 - PROPOSED WATER LINE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED SEWER LINE
 - PROPOSED ELECTRIC LINE
 - PROPOSED GAS LINE
 - PROPOSED TELEPHONE LINE
 - PROPOSED SIGN
 - PROPOSED WHEEL STOP
 - PROPOSED BOLLARD
 - PROPOSED FDC
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED THRUST BLOCK
 - PROPOSED CLEANOUT
 - PROPOSED LIGHT POLE
 - PROPOSED RIPRAP
 - TRANSFORMER CLEAR AREA

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The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering

04/30/2026

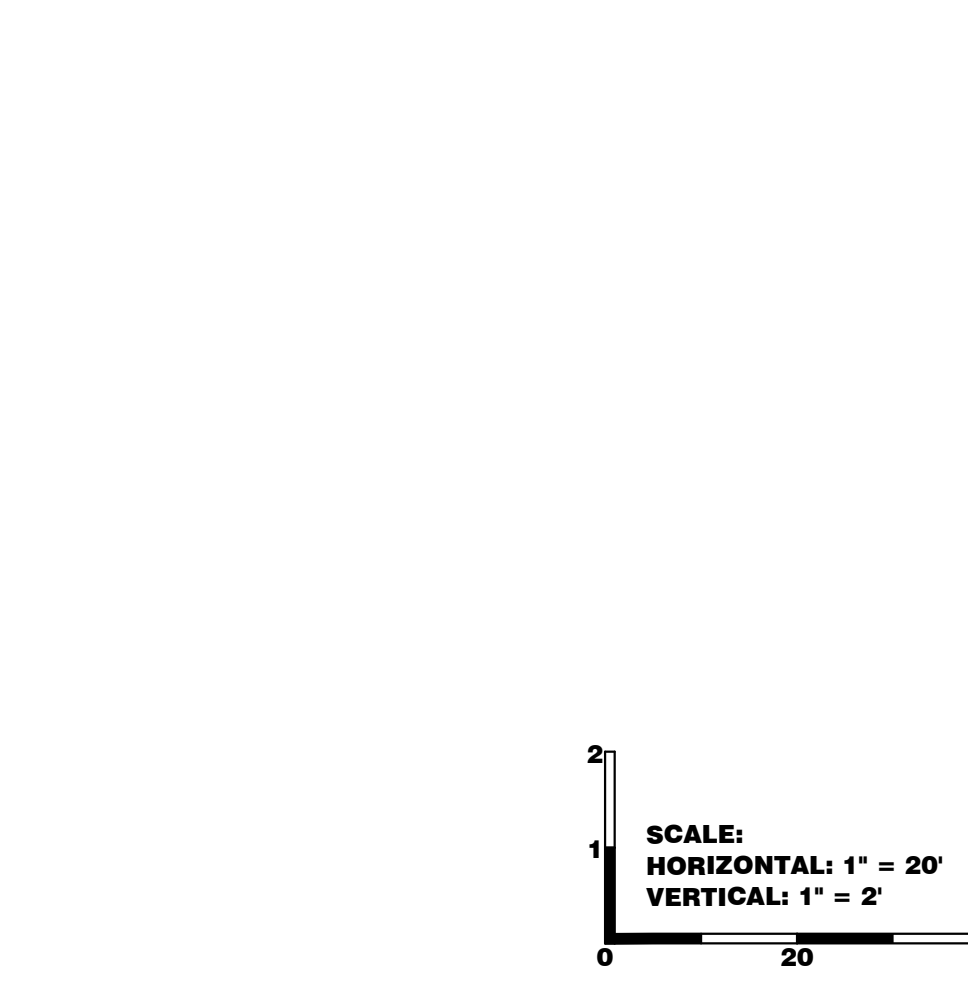
Date

- ## GENERAL NOTES
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES. USING UTILITY CONTACT INFORMATION GIVEN, COORDINATE FOR ALL UTILITY WORK SHOWN. GIVE UTILITY COMPANIES NOTICE OF CONSTRUCTION START DATE AND ESTIMATED COMPLETION DATE.
 - PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING
- ## EXISTING UTILITY NOTES
- CONTRACTOR TO CONFIRM MINIMUM BURY DEPTH IS MAINTAINED OVER EXISTING UTILITIES.

- ## EXISTING CONDITIONS NOTE
- THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. REFER TO SPECIFICATIONS ALSO.
 - EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
 - ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY RESULTING FROM DAMAGE TO OR MODIFICATIONS OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS / INSTALLATIONS.

PARKER UTILITY NOTE

ANY PROPOSED UTILITY CONNECTION WITHIN AN EXISTING ROADWAY WITHIN PUBLIC RIGHT OF WAY WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.



2 18" RCP STORM PROFILE

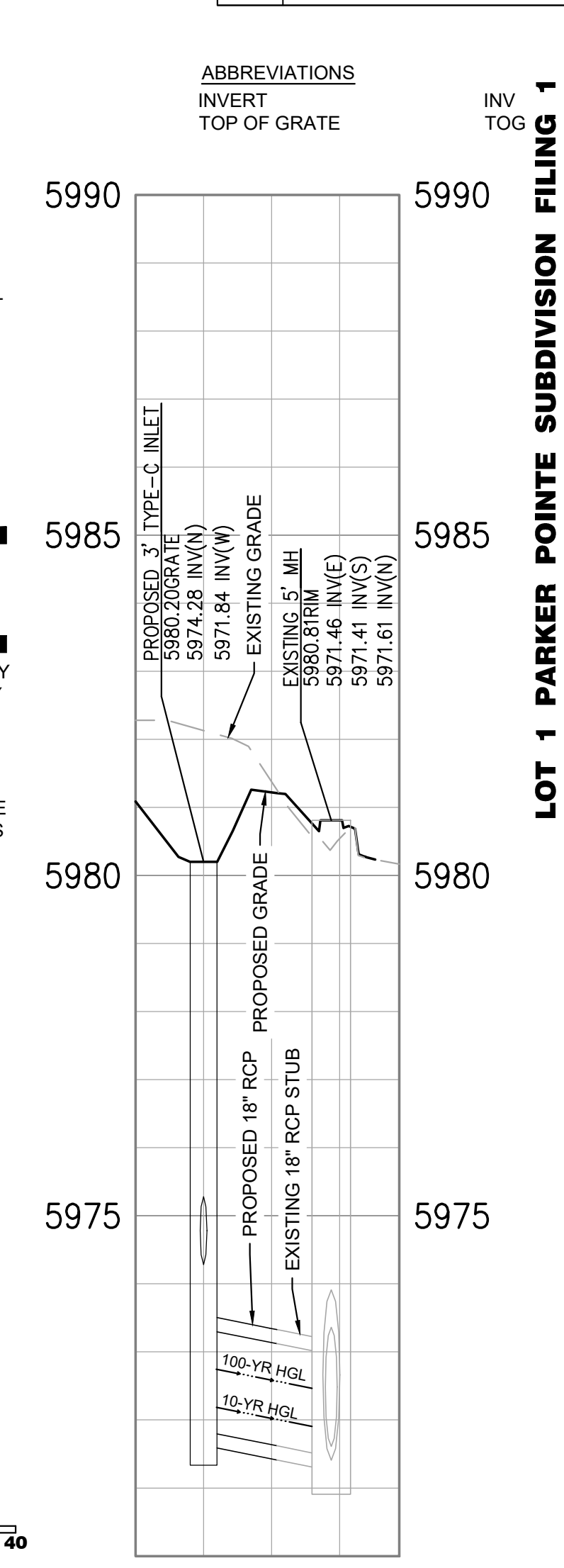
C3.1 SCALE: 1" = 20'-0" HORIZONTAL 1" = 2'-0" VERTICAL

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

TAIT & ASSOCIATES
320 North Lincoln Avenue
Loveland, CO 80537
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DOVED VARIANCES, SUBJECT TO THE TOWN DOES NOT CONSTITUTE IN THE DESIGN OR CALCULATIONS RE AFFIXED TO THIS DOCUMENT.

IN. CONSTRUCTION CANNOT W(S), GRADING PERMIT, AND/OR

LOT 1 PARKER POINTE SUBDIVISION FILING 1

PROJECT:
NEW O'REILLY AUTO PARTS STORE
13111 REATA RIDGE DRIVE
PARKER, CO #2

SITE UTILITY PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417-862-0558
Fax: 417-862-3265
e-mail: architect@eterlyschneider.com

COMM # 4884
DATE: 02/14/2025
REVISION
DATE: 05/02/2025
07/01/2025
07/30/2025
08/22/2025
09/03/2025

C3.1